

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**

**PREPARED FINANCIAL STATEMENTS**

**December 31, 2022**



**Padron, Montoro & Hartney & LLP**  
**Certified Public Accountants**  
**13358 Southwest 128 Street**  
**Miami, Florida 33186**  
**(305) 253 - 2000**

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**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**PREPARED FINANCIAL STATEMENTS**  
**December 31, 2022**

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**PADRON, MONTORO & HARTNEY, LLP**  
**Certified Public Accountants**  
**13358 Southwest 128th Street**  
**Miami, Florida 33186**



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**ACCOUNTANT'S PREPARATION REPORT**

To the Board of Directors  
Gables Terrace Condominium Association, Inc  
Miami, Florida

The accompanying financial statements and supplementary information of Gables Terrace Condominium Association, Inc. as of December 31, 2022 and for six months then ended, were not subjected to an audit, review, or compilation by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included with the financial statements, they might influence the user's conclusions about the Association's financial condition and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

*Padron, Montoro & Hartney, LLP*  
January 20, 2023  
Miami, Florida

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**BALANCE SHEET**  
**December 31, 2022**

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>ASSETS</b>				
Cash in banks	\$ 162,466	\$ -	\$ 276,816	\$ 439,282
Assessments receivable	5,210	6,772	-	11,982
Prepaid expenses	291,583	-	-	291,583
Federal Tax Withheld	66	-	-	66
Due from special assessment fund	6,697	-	-	6,697
Total	<u>\$ 495,388</u>	<u>\$ 6,772</u>	<u>\$ 276,816</u>	<u>\$ 778,976</u>
<b>LIABILITIES AND FUND BALANCE</b>				
Accounts payable and accrued expenses	\$ 14,481	\$ -	\$ -	\$ 14,481
Assessments received in advance	21,266	75	-	21,341
Short term borrowing-insurance	296,589	-	-	296,589
Security deposit	64,870	-	-	64,870
Due to operating fund	-	6,697	29,366	36,063
Total Liabilities	<u>397,206</u>	<u>6,772</u>	<u>29,366</u>	<u>433,344</u>
<b>FUND BALANCE</b>				
Fund balance	<u>98,182</u>	<u>-</u>	<u>247,450</u>	<u>345,632</u>
Total Fund Balance	<u>98,182</u>	<u>-</u>	<u>247,450</u>	<u>345,632</u>
Total	<u>\$ 495,388</u>	<u>\$ 6,772</u>	<u>\$ 276,816</u>	<u>\$ 778,976</u>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE  
SIX MONTHS ENDED DECEMBER 31, 2022**

<b>REVENUES</b>	<b>Operating Fund</b>	<b>Special Assessment Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
Maintenance assessments	\$ 269,280	\$ -	\$ 45,000	\$ 314,280
Late charges	810	-	-	810
Interest	58	-	162	220
Parking and space rental income	2,440	-	-	2,440
Screening Fees	1,000	-	-	1,000
Other	4,773	-	-	4,773
<b>Total</b>	<b>278,361</b>	<b>-</b>	<b>45,162</b>	<b>323,523</b>
<b>EXPENSES</b>				
Administrative	32,583	-	-	32,583
Insurance	81,644	-	-	81,644
Utilities	59,765	-	-	59,765
Property expenses	89,956	-	-	89,956
Repairs and maintenance	49,424	-	44,103	93,527
<b>Total</b>	<b>313,372</b>	<b>-</b>	<b>44,103</b>	<b>357,475</b>
<b>EXCESS (DEFICIT) OF REVENUES AND EXPENSES</b>	<b>(35,011)</b>	<b>-</b>	<b>1,059</b>	<b>(33,952)</b>
Fund balance - beginning	133,193	-	246,391	379,584
<b>FUND BALANCE - ENDING</b>	<b>\$ 98,182</b>	<b>\$ -</b>	<b>\$ 247,450</b>	<b>\$ 345,632</b>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND**  
**SIX MONTHS ENDED DECEMBER 31, 2022**

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	Fund Balance <u>12/31/2022</u>
Street pavement	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Pool	6,291	-	-	-	-	6,291
Lobby furniture	8,000	-	-	-	-	8,000
Generator	15,867	-	-	-	-	15,867
Painting-Interior	5,981	-	-	-	-	5,981
Pool furniture	822	-	-	-	-	822
Flooring	4,064	-	-	-	-	4,064
Awning	16,910	-	(2,550)	-	-	14,360
Garage gate	830	-	-	-	-	830
Water pump	-	-	-	-	-	-
HVAC	2,020	-	-	-	-	2,020
Pooled	180,577	45,000	(41,553)	-	-	184,024
Interest-net of bank of charges	1,029	-	-	-	162	1,191
<b>Total</b>	<b><u>\$ 246,391</u></b>	<b><u>\$ 45,000</u></b>	<b><u>\$ (44,103)</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 162</u></b>	<b><u>\$ 247,450</u></b>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**

**SUPPLEMENTARY INFORMATION**

**Notes to supplementary information:**

**Information for Management:** Unless separate arrangements have been made with the financial institution, all bank balances are insured through the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per institution. Please review the bank balances on the balance sheet to make certain FDIC insurance covers all bank balances.

An independent study to determine a current funding program for the future replacement of Association common areas has not been conducted. Accordingly the current regular assessments and cash in savings may not be sufficient to meet all future replacement costs. Therefore, when replacement funds are needed, the Association has the right to increase the regular assessment, pass special assessments, or delay replacements until funds are available.

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Statement of Assets and Liabilities**  
**As of December 31, 2022**

	Dec 31, 22	Nov 30, 22	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operati...	95,464	84,939	10,525
103.06 · City Natl Bank-1014-Sec Dep	67,002	66,500	503
104.01 · City Natl bank S/A -2019 62...	0	30,997	-30,997
105.08 · City Natl Bank Reserve 4369	276,816	276,784	32
Total Checking/Savings	439,282	459,219	-19,937
Total Current Assets	439,282	459,219	-19,937
Other Assets			
112 · Assessment receivable	5,210	5,429	-219
111 · Special assessment	6,772	6,772	0
115 · Prepaid insurance	287,651	8,491	279,160
116 · Prepaid expenses	3,932	36	3,896
125 · Federal Tax Withheld	66	66	0
Total Other Assets	303,631	20,794	282,837
<b>TOTAL ASSETS</b>	<b>742,913</b>	<b>480,012</b>	<b>262,900</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	2,563	9,027	-6,463
Total Accounts Payable	2,563	9,027	-6,463
Other Current Liabilities			
203 · Accrued expenses	11,918	11,331	587
206 · Prepaid assessments	21,266	18,542	2,724
207 · Prepaid special assessment	75	75	0
210 · Security Deposit	64,870	64,870	0
212 · Insurance payable	296,589	715	295,874
Total Other Current Liabilities	394,718	95,533	299,185
Total Current Liabilities	397,281	104,560	292,722
Total Liabilities	397,281	104,560	292,722
Equity			
271 · Fund balance - reserves	247,450	253,179	-5,729
274.1 · Fund balance - operating	133,193	133,193	0
Net Income	-35,012	-10,919	-24,093
Total Equity	345,632	375,453	-29,821
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>742,913</b>	<b>480,012</b>	<b>262,900</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

December 2022

	Dec 22	Budget	\$ Over Budget	Jul - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
301 · Maintenance assessments	52,380	52,380	0	314,280	314,278	2	628,556
310 · Screening fees	0	208	-208	1,000	1,250	-250	2,500
315 · Late charges	150	6	144	810	38	773	75
320 · Interest	8	0	8	58	0	58	0
334 · Parking space & Storage rental	0	833	-833	2,440	5,000	-2,560	10,000
335 · Gate cards	0	100	-100	550	600	-50	1,200
340 · Other income	1,884	83	1,801	4,223	500	3,723	1,000
<b>Total Income</b>	<b>54,423</b>	<b>53,611</b>	<b>812</b>	<b>323,362</b>	<b>321,665</b>	<b>1,696</b>	<b>643,331</b>
<b>Expense</b>							
<b>1 · Administrative Expenses</b>							
505 · Accounting	500	500	0	3,000	3,000	0	6,000
510 · Audit and Tax returns	0	333	-333	0	2,000	-2,000	4,000
515 · Office expenses	500	208	292	500	1,250	-750	2,500
520 · Bad debt	0	125	-125	0	750	-750	1,500
522 · Bank Charges	130	83	47	780	500	280	1,000
525 · Miscellaneous	-45	0	-45	2,352	0	2,352	0
540 · Legal	0	292	-292	3,900	1,750	2,150	3,500
544 · Corporate Filing Fees	0	6	-6	0	38	-38	75
545 · Licenses & permits	404	208	195	1,697	1,250	447	2,500
546 · Licenses - Fla. condo fee	36	36	0	216	216	0	432
550 · Management Services	3,000	3,000	0	18,000	18,000	0	36,000
582 · Postage & printing	155	208	-53	1,947	1,250	697	2,500
592 · Screening service	0	0	0	190	0	190	0
<b>Total 1 · Administrative Expenses</b>	<b>4,680</b>	<b>5,001</b>	<b>-321</b>	<b>32,583</b>	<b>30,003</b>	<b>2,579</b>	<b>60,007</b>
<b>2 · Insurance</b>							
615.01 · Insurance - Property/Liabi...	16,203	13,414	2,790	78,644	80,481	-1,837	160,963
615.07 · Insurance-Umbrella	185	177	7	1,077	1,064	13	2,128
615.09 · Insurance-Boiler & Machi...	274	266	8	1,613	1,598	16	3,195
615.11 · Workers Compensation	51	51	-0	310	308	2	616
<b>Total 2 · Insurance</b>	<b>16,714</b>	<b>13,908</b>	<b>2,805</b>	<b>81,644</b>	<b>83,451</b>	<b>-1,807</b>	<b>166,902</b>
<b>3 · Utilities</b>							
585 · Telephone	597	550	47	3,270	3,300	-30	6,600
610 · Electricity	3,178	2,667	511	22,092	16,000	6,092	32,000
690 · Waste removal	2,283	1,667	617	12,401	10,000	2,401	20,000
695 · Water & sewer	3,631	3,333	298	22,001	20,000	2,001	40,000
<b>Total 3 · Utilities</b>	<b>9,689</b>	<b>8,217</b>	<b>1,473</b>	<b>59,765</b>	<b>49,300</b>	<b>10,465</b>	<b>98,600</b>
<b>4 · Property Expenses</b>							
604 · Security/ Concierge	6,110	10,442	-4,332	57,717	62,650	-4,933	125,300
608 · Elevator service	500	1,250	-750	7,884	7,500	384	15,000
613 · Fire alarm service	0	190	-190	1,129	1,140	-11	2,280
614 · Generator/Fire Pump Maint.	0	150	-150	1,196	900	296	1,800
619 · Handyman Services	0	417	-417	0	2,500	-2,500	5,000
625 · Lawn maintenance	300	200	100	1,665	1,200	465	2,400
626 · Maintenance Service	5,125	1,755	3,370	11,973	10,530	1,443	21,060
664 · Window Cleaning	0	267	-267	0	1,600	-1,600	3,200
663 · Roof PM	0	208	-208	0	1,250	-1,250	2,500
665 · Pest Control	277	143	134	998	860	138	1,720
667 · HVAC Service	0	175	-175	1,080	1,050	30	2,100
670 · Pool service	465	465	0	3,314	2,790	524	5,580
650.7 · Bonuses	2,000	417	1,583	3,000	2,500	500	5,000
<b>Total 4 · Property Expenses</b>	<b>14,777</b>	<b>16,078</b>	<b>-1,301</b>	<b>89,956</b>	<b>96,470</b>	<b>-6,514</b>	<b>192,940</b>
<b>6 · Repairs and Maintenance</b>							
675.02 · Repairs - electrical	0	167	-167	1,225	1,000	225	2,000
675.03 · Repairs - general	21,678	1,074	20,604	40,351	6,441	33,910	12,882
675.04 · Repairs - plumbing	0	167	-167	0	1,000	-1,000	2,000
675.05 · Landscaping.	0	125	-125	337	750	-413	1,500
675.08 · Repairs - pool	0	167	-167	0	1,000	-1,000	2,000
675.10 · Garage Gate	0	250	-250	2,175	1,500	675	3,000
675.15 · Repairs- HVAC	0	250	-250	1,860	1,500	360	3,000
675.17 · Life Safety Equipment	0	208	-208	0	1,250	-1,250	2,500
675.91 · Maintenance Supplies	0	167	-167	0	1,000	-1,000	2,000
675.93 · Carpet Cleaning	3,478	333	3,145	3,478	2,000	1,478	4,000
<b>Total 6 · Repairs and Maintenance</b>	<b>25,156</b>	<b>2,907</b>	<b>22,249</b>	<b>49,426</b>	<b>17,441</b>	<b>31,985</b>	<b>34,882</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

December 2022

	<u>Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Dec 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
720 · Reserve transfers	7,500	7,500	0	45,000	45,000	0	90,000
Total Expense	78,516	53,611	24,905	358,374	321,665	36,708	643,331
Net Ordinary Income	-24,093	0	-24,093	-35,012	0	-35,012	0
<b>Net Income</b>	<b>-24,093</b>	<b>0</b>	<b>-24,093</b>	<b>-35,012</b>	<b>0</b>	<b>-35,012</b>	<b>0</b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Revenues and Expenses - Operating Fund - month by month**  
**July through December 2022**

	<u>Jul 22</u>	<u>Aug 22</u>	<u>Sep 22</u>	<u>Oct 22</u>	<u>Nov 22</u>	<u>Dec 22</u>	<u>TOTAL</u>
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	52,380	52,380	52,380	52,380	52,380	52,380	314,280
310 · Screening fees	400	0	300	300	0	0	1,000
315 · Late charges	150	180	180	240	-90	150	810
320 · Interest	10	11	10	10	9	8	58
334 · Parking space & Storage rental	1,020	0	705	715	0	0	2,440
335 · Gate cards	0	0	0	550	0	0	550
340 · Other income	0	1,706	43	100	490	1,884	4,223
<b>Total Income</b>	<b>53,960</b>	<b>54,277</b>	<b>53,618</b>	<b>54,295</b>	<b>52,789</b>	<b>54,423</b>	<b>323,362</b>
Expense							
1 · Administrative Expenses							
505 · Accounting	500	500	500	500	500	500	3,000
515 · Office expenses	0	0	0	0	0	500	500
522 · Bank Charges	130	130	130	130	130	130	780
525 · Miscellaneous	0	3,216	49	-845	-23	-45	2,352
540 · Legal	0	0	0	3,900	0	0	3,900
545 · Licenses & permits	429	0	0	865	0	404	1,697
546 · Licenses - Fla. condo fee	36	36	36	36	36	36	216
550 · Management Services	3,000	3,000	3,000	3,000	3,000	3,000	18,000
582 · Postage & printing	618	541	25	-50	657	155	1,947
592 · Screening service	40	0	150	0	0	0	190
<b>Total 1 · Administrative Expenses</b>	<b>4,753</b>	<b>7,423</b>	<b>3,890</b>	<b>7,536</b>	<b>4,301</b>	<b>4,680</b>	<b>32,583</b>
2 · Insurance							
615.01 · Insurance - Property/Liabil...	12,651	12,651	12,243	12,651	12,243	16,203	78,644
615.07 · Insurance-Umbrella	181	181	175	181	175	185	1,077
615.09 · Insurance-Boiler & Machin...	271	271	263	271	263	274	1,613
615.11 · Workers Compensation	52	52	51	52	51	51	310
<b>Total 2 · Insurance</b>	<b>13,156</b>	<b>13,156</b>	<b>12,731</b>	<b>13,156</b>	<b>12,731</b>	<b>16,714</b>	<b>81,644</b>
3 · Utilities							
585 · Telephone	579	548	511	511	526	597	3,270
610 · Electricity	3,181	3,914	3,742	4,836	3,241	3,178	22,092
690 · Waste removal	1,460	2,058	2,244	2,870	1,485	2,283	12,401
695 · Water & sewer	2,606	3,261	2,283	6,522	3,699	3,631	22,001
<b>Total 3 · Utilities</b>	<b>7,826</b>	<b>9,781</b>	<b>8,780</b>	<b>14,739</b>	<b>8,950</b>	<b>9,689</b>	<b>59,765</b>
4 · Property Expenses							
604 · Security/ Concierge	10,119	10,119	9,421	9,408	12,541	6,110	57,717
608 · Elevator service	0	0	0	7,384	0	500	7,884
613 · Fire alarm service	0	190	187	752	0	0	1,129
614 · Generator/Fire Pump Maint.	385	0	405	0	405	0	1,196
625 · Lawn maintenance	200	200	265	300	400	300	1,665
626 · Maintenance Service	3,349	0	500	2,999	0	5,125	11,973
665 · Pest Control	277	111	0	333	0	277	998
667 · HVAC Service	750	1,130	0	700	-1,500	0	1,080
670 · Pool service	989	465	465	465	465	465	3,314
650.7 · Bonuses	0	1,000	0	0	0	2,000	3,000
<b>Total 4 · Property Expenses</b>	<b>16,069</b>	<b>13,215</b>	<b>11,243</b>	<b>22,341</b>	<b>12,311</b>	<b>14,777</b>	<b>89,956</b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Revenues and Expenses - Operating Fund - month by month**  
**July through December 2022**

	<u>Jul 22</u>	<u>Aug 22</u>	<u>Sep 22</u>	<u>Oct 22</u>	<u>Nov 22</u>	<u>Dec 22</u>	<u>TOTAL</u>
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	925	0	300	0	0	0	1,225
675.03 · Repairs - general	8,104	6,586	160	920	2,904	21,678	40,351
675.05 · Landscaping.	337	0	0	0	0	0	337
675.10 · Garage Gate	0	0	0	773	1,402	0	2,175
675.15 · Repairs- HVAC	180	180	0	0	1,500	0	1,860
675.93 · Carpet Cleaning	0	0	0	0	0	3,478	3,478
Total 6 · Repairs and Maintenance	9,546	6,766	460	1,693	5,806	25,156	49,426
720 · Reserve transfers	7,500	7,500	7,500	7,500	7,500	7,500	45,000
Total Expense	58,849	57,841	44,605	66,964	51,599	78,516	358,374
Net Ordinary Income	-4,889	-3,564	9,013	-12,669	1,190	-24,093	-35,012
<b>Net Income</b>	<b>-4,889</b>	<b>-3,564</b>	<b>9,013</b>	<b>-12,669</b>	<b>1,190</b>	<b>-24,093</b>	<b>-35,012</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>103.01 - City Natl Bank 9906 -Operating</b>							84,939.12
Bill Pmt -Check	12/01/2022	8955	DDCA Security Inc	Inv.12520		4,964.00	79,975.12
Bill Pmt -Check	12/01/2022	8956	Padron, Montoro & Hartney, LLP	Inv. 21223 12/1/22		500.00	79,475.12
Bill Pmt -Check	12/01/2022	8957	Care Pest Solutions	Inv.178331 10/25/22		55.00	79,420.12
Bill Pmt -Check	12/01/2022	8954	KJW Enterprizes, Inc.	Inv.0087 10/24/22		1,647.80	77,772.32
Bill Pmt -Check	12/01/2022	8953	AT & T	Acct. 287302169425X08092022		20.75	77,751.57
Bill Pmt -Check	12/01/2022	8959	GMP Window Cleaning	Inv.22097		2,400.00	75,351.57
Bill Pmt -Check	12/01/2022	8960	BioResponse Corp	Inv : 6308 08/11/2022		14,353.04	60,998.53
Bill Pmt -Check	12/01/2022	8961	Largaespada Pool Service Inc.	Inv.1978		465.00	60,533.53
Deposit	12/01/2022	1201	A/R Deposit	Deposit	26,190.00		86,723.53
General Jour...	12/01/2022	1516		void reserve november transfer no che...	7,500.00		94,223.53
Bill Pmt -Check	12/02/2022	8958	Above All Garage Doors of South Fl...	Inv.133589		1,177.00	93,046.53
Deposit	12/02/2022	1202	A/R Deposit	Deposit	2,910.00		95,956.53
Deposit	12/05/2022	1205	A/R Deposit	Deposit	2,400.00		98,356.53
Deposit	12/05/2022		DoorLoop	MerchPayout SV97	45.00		98,401.53
Deposit	12/05/2022	1205	A/R Deposit	online	485.00		98,886.53
Deposit	12/06/2022	1206	A/R Deposit	Deposit	4,365.00		103,251.53
Deposit	12/07/2022	1207	A/R Deposit	Deposit	485.00		103,736.53
Check	12/07/2022	1250	NSF	ACH NSF		485.00	103,251.53
Deposit	12/08/2022	1208	A/R Deposit	Deposit	934.00		104,185.53
Deposit	12/08/2022	1208	A/R Deposit	Assoc	2,440.00		106,625.53
Deposit	12/08/2022	1209	A/R Deposit	Deposit	1,419.00		108,044.53
Deposit	12/11/2022	1211	A/R Deposit	online	970.00		109,014.53
Deposit	12/12/2022	1212	A/R Deposit	Deposit	1,940.00		110,954.53
Bill Pmt -Check	12/12/2022	8988	Care Pest Solutions	Inv.179263		111.00	110,843.53
Deposit	12/12/2022	1212	A/R Deposit	online	480.00		111,323.53
Check	12/13/2022	ACH	Waste Connections of Florida	VOID: Acct 96110-50130 11/02-12/02/22	0.00		111,323.53
Check	12/13/2022	ACH	Waste Connections of Florida			93.00	111,230.53
Deposit	12/13/2022			Paypal Transfer	764.32		111,994.85
Check	12/13/2022	ACH	FPL	Account 96110-50130		3,154.36	108,840.49
Deposit	12/13/2022	1213	A/R Deposit	Deposit	2,425.00		111,265.49
Bill Pmt -Check	12/14/2022	8962	ATIS Elevator Inspections, LLC	Inv. IN263210 12/12/22		500.00	110,765.49
Bill Pmt -Check	12/14/2022	8963	Rugsies Cleaners	Inv.13291		3,478.00	107,287.49
Bill Pmt -Check	12/14/2022	8964	Grove Properties LLC	Inv.1931		3,000.00	104,287.49
Bill Pmt -Check	12/14/2022	8965	Grove Properties LLC	Inv.1929		3,000.00	101,287.49
Check	12/14/2022	8966	Rodolfo Espinel	Quarterly Bonus & Holiday Bonus		1,200.00	100,087.49
Bill Pmt -Check	12/14/2022	8967	KJW Enterprizes, Inc.	Inv.0086 10/19/2022		1,701.30	98,386.19
Bill Pmt -Check	12/14/2022	8968	Otis Elevator Company	Inv.TAO15609001		17,500.00	80,886.19
Bill Pmt -Check	12/14/2022	8969	Grove Properties LLC	Inv.1933		155.44	80,730.75
Check	12/14/2022	8970	Miguel Coello	Unit PH7 Security Dep- Refund of Pet		500.00	80,230.75
Bill Pmt -Check	12/14/2022	8971	JM EXERCISE EQUIPMENT SERVI...	Inv : 477840 11/22/2022		160.00	80,070.75
Bill Pmt -Check	12/14/2022	8972	Southern Chute, Inc	Inv.2022120609283645		310.00	79,760.75
Bill Pmt -Check	12/14/2022	8973	Unlimited Property Renovations LLC.	Inv.000241		1,175.00	78,585.75
Bill Pmt -Check	12/14/2022	8974	Grove Properties LLC	Inv.1930 11/30/2022		92.48	78,493.27
Bill Pmt -Check	12/14/2022	8975	Largaespada Pool Service Inc.	Inv.2025 12/01/22		465.00	78,028.27
Bill Pmt -Check	12/14/2022	8976	ECS Business Services	Inv. WasteGableTerrace332 12/05/22		568.72	77,459.55
Bill Pmt -Check	12/14/2022	Online Pay	City of Miami	INV. 4019700 11/10/22		403.50	77,056.05
Bill Pmt -Check	12/14/2022	8977	Grove Properties LLC	Inv.1932 Reimbursement Catering & Pu...		500.00	76,556.05
Bill Pmt -Check	12/14/2022	8978	ECS Business Services	FPLGablesTerra331 12/05/2022		168.00	76,388.05
Check	12/14/2022	ACH	Miami-Dade Water And Sewer Dept.			3,791.29	72,596.76
Check	12/14/2022	ACH	Miami-Dade Water And Sewer Dept.			240.51	72,356.25
Check	12/14/2022	ACH	Miami-Dade Water And Sewer Dept.			12.65	72,343.60
Deposit	12/14/2022	1214	A/R Deposit	online	485.00		72,828.60
Check	12/15/2022	8979	Alejandro Traval	Quarterly bonus & Holiday bonus		800.00	72,028.60
Bill Pmt -Check	12/15/2022	8980	Care Pest Solutions	Inv.178552		111.00	71,917.60
Bill Pmt -Check	12/15/2022	8981	KJW Enterprizes, Inc.	Inv.0088 12/08/2022		1,776.20	70,141.40
Bill Pmt -Check	12/15/2022	8982	Florida Pumps Solution Corp	Inv.0027575		2,414.00	67,727.40
Bill Pmt -Check	12/15/2022	8983	DEPARTMENT OF BUSINESS & P...	Project No.: PR1S023476		432.00	67,295.40
Bill Pmt -Check	12/15/2022	8984	MME Group Enterprise Inc.	Inv. 003083 12/12/22		4,000.00	63,295.40
Check	12/15/2022		Maintenance Fee			65.00	63,230.40
Deposit	12/19/2022	1219	A/R Deposit	Deposit	723.95		63,954.35
Deposit	12/20/2022	1220	A/R Deposit	Deposit	500.00		64,454.35
Check	12/20/2022		Transfer	webtransfer facc 516280	30,931.60		95,385.95
Deposit	12/21/2022	1221	A/R Deposit	Deposit	2,796.00		98,181.95
Check	12/21/2022	ACH	Comcast			504.80	97,677.15
Deposit	12/27/2022	1227	A/R Deposit	Deposit	449.00		98,126.15
Check	12/28/2022	8985	Gables Terrace Condo Assoc, Inc	December 2022 Reserve Transfer		7,500.00	90,626.15
Bill Pmt -Check	12/28/2022	8986	Padron, Montoro & Hartney, LLP	Inv. 21321 01/01/23		500.00	90,126.15
Bill Pmt -Check	12/28/2022	8987	DDCA Security Inc	Inv.12667		4,964.00	85,162.15
Deposit	12/28/2022	1228	A/R Deposit	Assoc	591.00		85,753.15
Deposit	12/28/2022			Deposit	1,120.00		86,873.15
Deposit	12/28/2022	1228	A/R Deposit	online	2,000.00		88,873.15
Deposit	12/29/2022	1229	A/R Deposit	Deposit	485.00		89,358.15
Check	12/29/2022	ACH	Waste Connections of Florida	Inv. 2910818w440		1,621.56	87,736.59
Deposit	12/30/2022	1230	A/R Deposit	Deposit	485.00		88,221.59

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Deposit	12/30/2022			Interest	5.64		88,227.23
General Jour...	12/31/2022	1517		voiding check 8933 11/2/22 per mgm	7,236.73		95,463.96
Total 103.01 · City Natl Bank 9906 -Operating					103561.24	93,036.40	95,463.96
<b>103.06 · City Natl Bank-1014-Sec Dep</b>							
Deposit	12/28/2022		Deposit	Deposit	500.00		66,499.71
Deposit	12/31/2022			Interest	2.73		67,002.44
Total 103.06 · City Natl Bank-1014-Sec Dep					502.73	0.00	67,002.44
<b>104.01 · City Natl bank S/A -2019 6280</b>							
Check	12/20/2022		Transfer	webtransfer facc 516280		30,931.60	65.00
Check	12/20/2022		Service Charge			65.00	0.00
Total 104.01 · City Natl bank S/A -2019 6280					0.00	30,996.60	0.00
<b>105.08 · City Natl Bank Reserve 4369</b>							
General Jour...	12/01/2022	1516		void reserve november transfer no che...		7,500.00	269,283.55
Check	12/28/2022	8985	Gables Terrace Condo Assoc, Inc	December 2022 Reserve Transfer	7,500.00		276,783.55
Deposit	12/30/2022		Interest	Deposit	32.27		276,815.82
Total 105.08 · City Natl Bank Reserve 4369					7,532.27	7,500.00	276,815.82
<b>TOTAL</b>					<b>111596.24</b>	<b>131,533.00</b>	<b>439,282.22</b>

GABLES TERRACE CONDOMINIUM

MAINTENANCE FEES RECEIVABLE SCHEDULE

AS OF 12/31/2022

Padron & Montoro, LLP.  
Certified Public Accountants  
13358 Southwest 128 Street  
Miami, Florida 33186

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GABLES TERRACE CONDOMINIUM  
MAINTENANCE FEES RECEIVABLE SCHEDULE  
AS OF 12/31/2022

ACCT #	NAME	PAST DUE	COMMENTS
0606	MARTHA FRANCO	582.00	First Notice Mailed: 01/16/2023
0704	ENRIQUE J. PUJALS	1,000.00	First Notice
0709	OSCAR J. ARELLANO	55.00	First Notice Mailed: 01/16/2023
0903	CAMILLY KAFKA	360.00	ATTY 1-08/10/2022 - DEMAND #1
0908	L CORP LLC	2,040.95	ATTY 1-10/04/2022 - DEMAND #1
1106	Andgla Investments INC	882.10	ATTY 1-08/10/2022 - DEMAND #1
1210	ARMANDO FUKUMA	275.00	ATTY 1-12/05/2022 - DEMAND #1
1211	VERONICA RAMOS	15.00	First Notice Mailed: 01/16/2023
	TOTAL	5,210.05	

GABLES TERRACE CONDOMINIUM  
 MAINTENANCE FEES RECEIVABLE SCHEDULE  
 AS OF 12/31/2022

ACCT #	NAME	PAST DUE	COMMENTS
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UNPAID ANALYSIS	# OF ACCTS	% OF ASSOC	PAST DUE AMOUNT	% OF TOTAL
LESS THAN \$3 BAL	0	0.0%	0.00	0.0%
FIRST NOTICE:	4	3.6%	1,652.00	31.7%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	0	0.0%	0.00	0.0%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	4	3.6%	3,558.05	68.2%
TOTAL	8	7.3%	5,210.05	100.0%

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 12/31/2022

Padron & Montoro, LLP  
Certified Public Accountants  
13358 Southwest 128 Street  
Miami, Florida 33186

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GABLES TERRACE CONDOMINIUM  
 PREPAID MAINTENANCE FEES SCHEDULE  
 AS OF 12/31/2022

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	
0510	EDUARDO OLIVA	-1,025.00	
0511	ISIS B & PEDRO A PALICIO	-449.00	
0512	MARTIN X RIVAS	-185.18	
0602	ORLANDO RODRIGUEZ	-5.00	
0603	HECTOR CASTANEDA	-405.00	
0604	Isabel & Teresa Pena	-285.51	
0607	LIANA B. YACOUN	-1.00	
0608	BEATRIZ BACK	-368.00	
0609	ERIDANIA MERCEDES	-143.00	
0612	KIMBERLY MARTINEZ	-669.00	
0701	SERGIO MENDEZ	-75.00	
0702	RICHARD BLANCO & ALEXANDRA	-823.00	
0706	MARK MUGICA	-0.85	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-524.00	
0804	MATTHEW D. GABRIEL &	-485.00	
0809	Beatriz Back	-387.82	
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	
0811	LUIS A & SOFIA DEL R JUGO	-1,000.00	
0812	DIEGO GONZALEZ & OLGA BERMEJO	-485.00	
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	
0904	FELIX/ MANUEL PADIN	-64.20	
0907	JUN JASON WANG &	-15.00	
0909	CARLA POUMIAN-RUIZ	-40.00	
1003	JOHN ALBERT NEGRON	-36.00	
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	
1010	PATRICIA MOLL	-36.00	
1011	Anders Alexandersson	-1,390.00	
1012	SOUREN AVAKIANTS	-6.10	
1101	ADRIAN ALFONSO	-1,763.00	
1103	BERNARDO ROMAN III	-606.10	
1104	LARA A. GONZALEZ RIVAS	-536.80	
1107	DAVID & NATALIE FRANCISCO	-15.00	
1109	ERIC LEWIS	-59.90	
1112	CHIQUIRRITIN, S.A.	-2,910.00	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-115.95	
1205	DEL VALLE GROUP	-1,631.25	
1206	MARCO A. ROMERO	-15.00	
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	
1309	MICHAEL TODD	-24.00	
1311	ALEIDA & JORGE LOPEZ-GARCIA	-485.00	

GABLES TERRACE CONDOMINIUM  
PREPAID MAINTENANCE FEES SCHEDULE  
AS OF 12/31/2022

ACCT #	NAME	PREPAID	COMMENTS
9999	unapplied paymen	-2,238.47	
	TOTAL	-21,265.73	





**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Accounts Payable Schedule**  
**As of December 31, 2022**

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	<u>Dec 31, 22</u>
Guzman Landscaping	300
Otis Elevator Company	584
Quickly Miami Locksmith	<u>1,680</u>
<b>TOTAL</b>	<b><u><u>2,563</u></u></b>

**GABLES TERRACE CONDOMINIUM  
 ACCRUED EXPENSES  
 December 31, 2022**

	<u>DESCRIPTION</u>		<u>CODE</u>	<u>AMOUNT PAID</u>	<u>DAILY AVERAGE</u>	<u>DAYS ACCRUED</u>	<u>AMOUNT ACCRUED</u>
MDWS	10/14/2022	11/15/2022	695	4,044.45	126.39	46	5,813.94
FPL	11/2/2022	12/2/2022	610	3,154.36	105.15	29	3,049.35
Security	12/10/2022	12/23/2022	604	4,964.00	381.85	8	3,054.80
						<b>TOTAL</b>	<b><u>11,918.09</u></b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.****Security Deposit- Schedule****As of December 31, 2022**

<b>Type</b>	<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Security Deposit</b>							64,370.00
<b>Unit 0811</b>							1,000.00
Total Unit 0811							1,000.00
<b>Unit PH01</b>							500.00
Total Unit PH01							500.00
<b>Unit 0503</b>							500.00
Total Unit 0503							500.00
<b>Unit 0801</b>							1,000.00
Total Unit 0801							1,000.00
<b>Unit 1309</b>							500.00
Total Unit 1309							500.00
<b>Unit-2345</b>							-500.00
Total Unit-2345							-500.00
<b>Unit 0705</b>							1,000.00
Total Unit 0705							1,000.00
<b>Unit 0606</b>							500.00
Total Unit 0606							500.00
<b>Unit PH03</b>							1,000.00
Total Unit PH03							1,000.00
<b>Unit PH02</b>							500.00
Total Unit PH02							500.00
<b>Unit 0240</b>							500.00
Total Unit 0240							500.00
<b>Unit 0502</b>							1,000.00
Total Unit 0502							1,000.00
<b>Unit 0505</b>							1,500.00
Total Unit 0505							1,500.00
<b>Unit 0508</b>							500.00
Total Unit 0508							500.00
<b>Unit 0509</b>							1,000.00
Total Unit 0509							1,000.00
<b>Unit 0511</b>							1,000.00
Total Unit 0511							1,000.00
<b>Unit 0607</b>							1,000.00
Total Unit 0607							1,000.00
<b>Unit 0608</b>							1,000.00
Total Unit 0608							1,000.00
<b>Unit 0611</b>							500.00
Total Unit 0611							500.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Security Deposit- Schedule**  
**As of December 31, 2022**

<b>Type</b>	<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Unit-0702</b>							2,000.00
Total Unit-0702							2,000.00
<b>Unit 0704</b>							500.00
Total Unit 0704							500.00
<b>Unit 0707</b>							500.00
Total Unit 0707							500.00
<b>Unit 0708</b>							1,000.00
Total Unit 0708							1,000.00
<b>Unit 0709</b>							1,500.00
Total Unit 0709							1,500.00
<b>Unit 0802</b>							500.00
Total Unit 0802							500.00
<b>Unit 0803</b>							1,000.00
Total Unit 0803							1,000.00
<b>Unit 0809</b>							500.00
Total Unit 0809							500.00
<b>Unit 0903</b>							-1,000.00
Total Unit 0903							-1,000.00
<b>Unit 0905</b>							1,500.00
Total Unit 0905							1,500.00
<b>Unit 0910</b>							500.00
Total Unit 0910							500.00
<b>Unit 0912</b>							1,000.00
Total Unit 0912							1,000.00
<b>Unit 0999</b>							1,500.00
Deposit	12/28/2022	1053	Deposit	Nuray Tkcan Ari...		500.00	2,000.00
Total Unit 0999					0.00	500.00	2,000.00
<b>Unit 1002</b>							1,000.00
Total Unit 1002							1,000.00
<b>Unit 1005</b>							500.00
Total Unit 1005							500.00
<b>Unit 1007</b>							750.00
Total Unit 1007							750.00
<b>Unit 1008</b>							500.00
Total Unit 1008							500.00
<b>Unit 1009</b>							1,500.00
Total Unit 1009							1,500.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.****Security Deposit- Schedule****As of December 31, 2022**

<b>Type</b>	<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Unit 1010</b>							500.00
Total Unit 1010							500.00
<b>Unit 1101</b>							1,000.00
Total Unit 1101							1,000.00
<b>Unit 1102</b>							1,500.00
Total Unit 1102							1,500.00
<b>Unit 1202</b>							1,500.00
Total Unit 1202							1,500.00
<b>Unit 1205</b>							1,000.00
Total Unit 1205							1,000.00
<b>Unit 1301</b>							500.00
Total Unit 1301							500.00
<b>Unit 1302</b>							500.00
Total Unit 1302							500.00
<b>Unit 1306</b>							500.00
Total Unit 1306							500.00
<b>Unit 1307</b>							500.00
Total Unit 1307							500.00
<b>Unit 1310</b>							500.00
Total Unit 1310							500.00
<b>Unit 1312</b>							1,000.00
Total Unit 1312							1,000.00
<b>Unit 0510</b>							1,000.00
Total Unit 0510							1,000.00
<b>Unit 0601</b>							1,000.00
Total Unit 0601							1,000.00
<b>Unit 0602</b>							500.00
Total Unit 0602							500.00
<b>Unit 0603</b>							1,000.00
Total Unit 0603							1,000.00
<b>Unit 0605</b>							500.00
Total Unit 0605							500.00
<b>Unit 0701</b>							1,000.00
Total Unit 0701							1,000.00
<b>Unit 0702</b>							500.00
Total Unit 0702							500.00
<b>Unit 0703</b>							500.00
Total Unit 0703							500.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Security Deposit- Schedule**  
**As of December 31, 2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<b>Unit 0706</b>							1,000.00
Total Unit 0706							1,000.00
<b>Unit 0710</b>							1,700.00
Total Unit 0710							1,700.00
<b>Unit 0805</b>							1,500.00
Total Unit 0805							1,500.00
<b>Unit 0807</b>							1,500.00
Total Unit 0807							1,500.00
<b>Unit 0901</b>							500.00
Total Unit 0901							500.00
<b>unit 0908</b>							500.00
Total unit 0908							500.00
<b>Unit 1104</b>							1,000.00
Total Unit 1104							1,000.00
<b>Unit 1106</b>							1,000.00
Total Unit 1106							1,000.00
<b>Unit 1110</b>							1,500.00
Total Unit 1110							1,500.00
<b>Unit 1304</b>							500.00
Total Unit 1304							500.00
<b>Unit 9999</b>							9,420.00
Total Unit 9999							9,420.00
Total Security Deposit					0.00	500.00	64,870.00
<b>Unclassified</b>							-500.00
Check	12/14/2022	8970	Miguel ...	03/22/18,CK369 ...	500.00		-1,000.00
Total unclassified					500.00	0.00	-1,000.00
<b>TOTAL</b>					<b>500.00</b>	<b>500.00</b>	<b>63,870.00</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of December 31, 2022

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
104.01 - City Natl bank S/A	-2019	6280						31,315.07
Check	07/15/2022				Service Charge		65.00	31,250.07
Deposit	07/29/2022				Interest	1.24		31,251.31
Check	08/15/2022				Service Charge		65.00	31,186.31
Deposit	08/31/2022				Interest	1.41		31,187.72
Check	09/15/2022				Service Charge		65.00	31,122.72
Deposit	09/30/2022				Interest	1.28		31,124.00
Check	10/15/2022				Service Charge		65.00	31,059.00
Deposit	10/31/2022				Interest	1.32		31,060.32
Check	11/15/2022				Service Charge		65.00	30,995.32
Deposit	11/30/2022				Interest	1.28		30,996.60
Check	12/20/2022			Transfer	webtransfer facc 516280		30,931.60	65.00
Check	12/20/2022			Service Charge			65.00	0.00
Total 104.01 - City Natl bank S/A -2019 6280						6.53	31,321.60	0.00
<b>TOTAL</b>						<b>6.53</b>	<b>31,321.60</b>	<b>0.00</b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Summary**  
**103.01 · City Natl Bank 9906 -Operating, Period Ending 12/31/2022**

---

	<u>Dec 31, 22</u>
Beginning Balance	115,655.64
Cleared Transactions	
Checks and Payments - 44 items	-108,971.92
Deposits and Credits - 30 items	<u>102,587.14</u>
Total Cleared Transactions	<u>-6,384.78</u>
<b>Cleared Balance</b>	<b><u>109,270.86</u></b>
Uncleared Transactions	
Checks and Payments - 11 items	-18,226.90
Deposits and Credits - 5 items	<u>4,420.00</u>
Total Uncleared Transactions	<u>-13,806.90</u>
<b>Register Balance as of 12/31/2022</b>	<b><u>95,463.96</u></b>
Ending Balance	95,463.96

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 12/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						115,655.64
Cleared Transactions						
Checks and Payments - 44 items						
Bill Pmt -Check	10/20/2022	8920	Otis Elevator Company	X	-5,021.79	-5,021.79
Deposit	11/01/2022		Gables Terrace Condo Assoc, Inc	X	-7,500.00	-12,521.79
Bill Pmt -Check	11/02/2022	8933	Dicsan Technology Inc.	X	-7,236.73	-19,758.52
Bill Pmt -Check	11/15/2022	8945	DDCA Security Inc	X	-5,240.00	-24,998.52
Bill Pmt -Check	11/15/2022	8942	DDCA Security Inc	X	-4,964.00	-29,962.52
Bill Pmt -Check	12/01/2022	8960	BioResponse Corp	X	-14,353.04	-44,315.56
Bill Pmt -Check	12/01/2022	8955	DDCA Security Inc	X	-4,964.00	-49,279.56
Bill Pmt -Check	12/01/2022	8959	GMP Window Cleaning	X	-2,400.00	-51,679.56
Bill Pmt -Check	12/01/2022	8954	KJW Enterprizes, Inc.	X	-1,647.80	-53,327.36
Bill Pmt -Check	12/01/2022	8956	Padron, Montoro & Hartney, LLP	X	-500.00	-53,827.36
Bill Pmt -Check	12/01/2022	8953	AT & T	X	-20.75	-53,848.11
Bill Pmt -Check	12/02/2022	8958	Above All Garage Doors of South Florida	X	-1,177.00	-55,025.11
Check	12/07/2022	1250	NSF	X	-485.00	-55,510.11
Check	12/13/2022	ACH	FPL	X	-3,154.36	-58,664.47
Check	12/13/2022	ACH	Waste Connections of Florida	X	-93.00	-58,757.47
Bill Pmt -Check	12/14/2022	8968	Otis Elevator Company	X	-17,500.00	-76,257.47
Check	12/14/2022	ACH	Miami-Dade Water And Sewer Dept.	X	-3,791.29	-80,048.76
Bill Pmt -Check	12/14/2022	8963	Rugsies Cleaners	X	-3,478.00	-83,526.76
Bill Pmt -Check	12/14/2022	8964	Grove Properties LLC	X	-3,000.00	-86,526.76
Bill Pmt -Check	12/14/2022	8965	Grove Properties LLC	X	-3,000.00	-89,526.76
Bill Pmt -Check	12/14/2022	8967	KJW Enterprizes, Inc.	X	-1,701.30	-91,228.06
Check	12/14/2022	8966	Rodolfo Espinel	X	-1,200.00	-92,428.06
Bill Pmt -Check	12/14/2022	8973	Unlimited Property Renovations LLC.	X	-1,175.00	-93,603.06
Bill Pmt -Check	12/14/2022	8976	ECS Business Services	X	-568.72	-94,171.78
Check	12/14/2022	8970	Miguel Coello	X	-500.00	-94,671.78
Bill Pmt -Check	12/14/2022	8962	ATIS Elevator Inspections, LLC	X	-500.00	-95,171.78
Bill Pmt -Check	12/14/2022	8977	Grove Properties LLC	X	-500.00	-95,671.78
Bill Pmt -Check	12/14/2022	8975	Largaespada Pool Service Inc.	X	-465.00	-96,136.78
Bill Pmt -Check	12/14/2022	Online...	City of Miami	X	-403.50	-96,540.28
Bill Pmt -Check	12/14/2022	8972	Southern Chute, Inc	X	-310.00	-96,850.28
Check	12/14/2022	ACH	Miami-Dade Water And Sewer Dept.	X	-240.51	-97,090.79
Bill Pmt -Check	12/14/2022	8978	ECS Business Services	X	-168.00	-97,258.79
Bill Pmt -Check	12/14/2022	8971	JM EXERCISE EQUIPMENT SERVICES, INC	X	-160.00	-97,418.79
Bill Pmt -Check	12/14/2022	8969	Grove Properties LLC	X	-155.44	-97,574.23
Bill Pmt -Check	12/14/2022	8974	Grove Properties LLC	X	-92.48	-97,666.71
Check	12/14/2022	ACH	Miami-Dade Water And Sewer Dept.	X	-12.65	-97,679.36
Bill Pmt -Check	12/15/2022	8984	MME Group Enterprise Inc.	X	-4,000.00	-101,679.36
Bill Pmt -Check	12/15/2022	8982	Florida Pumps Solution Corp	X	-2,414.00	-104,093.36
Bill Pmt -Check	12/15/2022	8981	KJW Enterprizes, Inc.	X	-1,776.20	-105,869.56
Check	12/15/2022	8979	Alejandro Traval	X	-800.00	-106,669.56
Bill Pmt -Check	12/15/2022	8980	Care Pest Solutions	X	-111.00	-106,780.56
Check	12/15/2022		Maintenance Fee	X	-65.00	-106,845.56
Check	12/21/2022	ACH	Comcast	X	-504.80	-107,350.36
Check	12/29/2022	ACH	Waste Connections of Florida	X	-1,621.56	-108,971.92
Total Checks and Payments					-108,971.92	-108,971.92
Deposits and Credits - 30 items						
Deposit	11/07/2022	1107	A/R Deposit	X	485.00	485.00
Deposit	11/08/2022	1108	A/R Deposit	X	485.00	970.00
Deposit	11/09/2022	1109	A/R Deposit	X	485.90	1,455.90
Deposit	11/12/2022	1112	A/R Deposit	X	985.00	2,440.90
Deposit	11/15/2022	1115	A/R Deposit	X	490.00	2,930.90
Deposit	11/22/2022	1122	A/R Deposit	X	515.00	3,445.90
General Journal	12/01/2022	1516		X	7,500.00	10,945.90
Deposit	12/01/2022	1201	A/R Deposit	X	26,190.00	37,135.90
Deposit	12/02/2022	1202	A/R Deposit	X	2,910.00	40,045.90
Deposit	12/05/2022		DoorLoop	X	45.00	40,090.90
Deposit	12/05/2022	1205	A/R Deposit	X	2,400.00	42,490.90
Deposit	12/06/2022	1206	A/R Deposit	X	4,365.00	46,855.90
Deposit	12/07/2022	1207	A/R Deposit	X	485.00	47,340.90
Deposit	12/08/2022	1208	A/R Deposit	X	934.00	48,274.90
Deposit	12/08/2022	1209	A/R Deposit	X	1,419.00	49,693.90
Deposit	12/08/2022	1208	A/R Deposit	X	2,440.00	52,133.90
Deposit	12/12/2022	1212	A/R Deposit	X	1,940.00	54,073.90
Deposit	12/13/2022			X	764.32	54,838.22
Deposit	12/13/2022	1213	A/R Deposit	X	2,425.00	57,263.22
Deposit	12/19/2022	1219	A/R Deposit	X	723.95	57,987.17

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 12/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	12/20/2022	1220	A/R Deposit	X	500.00	58,487.17
Check	12/20/2022		Transfer	X	30,931.60	89,418.77
Deposit	12/21/2022	1221	A/R Deposit	X	2,796.00	92,214.77
Deposit	12/27/2022	1227	A/R Deposit	X	449.00	92,663.77
Deposit	12/28/2022	1228	A/R Deposit	X	591.00	93,254.77
Deposit	12/28/2022			X	1,120.00	94,374.77
Deposit	12/29/2022	1229	A/R Deposit	X	485.00	94,859.77
Deposit	12/30/2022			X	5.64	94,865.41
Deposit	12/30/2022	1230	A/R Deposit	X	485.00	95,350.41
General Journal	12/31/2022	1517		X	7,236.73	102,587.14
Total Deposits and Credits					102,587.14	102,587.14
Total Cleared Transactions					-6,384.78	-6,384.78
Cleared Balance					-6,384.78	109,270.86
Uncleared Transactions						
Checks and Payments - 11 items						
Bill Pmt -Check	08/24/2022	8878	Diversifire Systems, Inc		-2,776.65	-2,776.65
Bill Pmt -Check	08/24/2022	8876	Biscayne Awning Corporation		-1,275.00	-4,051.65
Bill Pmt -Check	08/24/2022	8884	AT & T		-37.25	-4,088.90
Bill Pmt -Check	09/08/2022	8889	Care Pest Solutions		-111.00	-4,199.90
Bill Pmt -Check	12/01/2022	8961	Largaespada Pool Service Inc.		-465.00	-4,664.90
Bill Pmt -Check	12/01/2022	8957	Care Pest Solutions		-55.00	-4,719.90
Bill Pmt -Check	12/12/2022	8988	Care Pest Solutions		-111.00	-4,830.90
Bill Pmt -Check	12/15/2022	8983	DEPARTMENT OF BUSINESS & PROFESS...		-432.00	-5,262.90
Check	12/28/2022	8985	Gables Terrace Condo Assoc, Inc		-7,500.00	-12,762.90
Bill Pmt -Check	12/28/2022	8987	DDCA Security Inc		-4,964.00	-17,726.90
Bill Pmt -Check	12/28/2022	8986	Padron, Montoro & Hartney, LLP		-500.00	-18,226.90
Total Checks and Payments					-18,226.90	-18,226.90
Deposits and Credits - 5 items						
Deposit	12/05/2022	1205	A/R Deposit		485.00	485.00
Deposit	12/11/2022	1211	A/R Deposit		970.00	1,455.00
Deposit	12/12/2022	1212	A/R Deposit		480.00	1,935.00
Deposit	12/14/2022	1214	A/R Deposit		485.00	2,420.00
Deposit	12/28/2022	1228	A/R Deposit		2,000.00	4,420.00
Total Deposits and Credits					4,420.00	4,420.00
Total Uncleared Transactions					-13,806.90	-13,806.90
Register Balance as of 12/31/2022					-20,191.68	95,463.96
<b>Ending Balance</b>					<b>-20,191.68</b>	<b>95,463.96</b>



WE GROW FLORIDA

**Client Service**

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P:11776 / T: / S:



GABLES TERRACE CONDOMINIUM  
ASSOCIATION INC  
OPERATING ACCOUNT  
C/O PADRON MONTORO & HARTNEY  
13358 SW 128 ST  
MIAMI FL 33186-5807



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and hours, please visit  
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NMLS 412469  
**Member  
FDIC**



**Association Interest Checking**

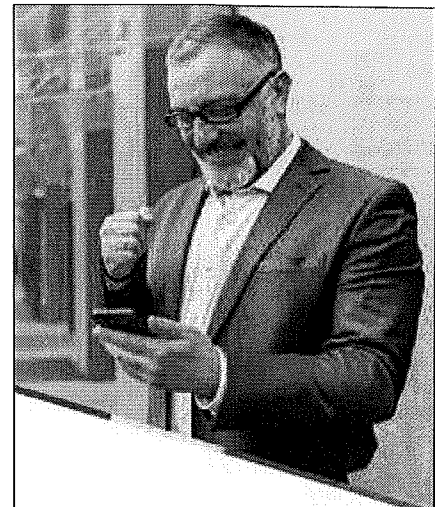
**Account Summary**

Account:	XXXXX9906	Beginning Balance:	\$115,655.64
Last Statement:	November 30, 2022	Ending Balance:	\$109,270.86
This Statement:	December 30, 2022	Average Ledger Balance:	\$137,294.87
		Low Balance:	\$109,265.22
		Interest Earned This Period:	\$5.64
		Interest Earned 2022:	\$73.55
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-30	Beginning balance			115,655.64
12-02	Lockbox Deposit	1,455.00		117,110.64
12-02	City National Ba Ebp Paymen 000475	1,455.00		118,565.64
12-05	Lockbox Deposit	2,400.00		120,965.64
12-05	Merchpayout Sv9t 8447752748 Doorloop	45.00		121,010.64
12-05	Cr Offset Gables Terrace Achplus Origsetl 1650362324	26,190.00		147,200.64
12-06	Lockbox Deposit	1,940.00		149,140.64
12-06	City National Ba Ebp Paymen 000475	2,425.00		151,565.64
12-06	Waste Connection Web_pay 68317936120322		93.00	151,472.64
12-07	Lockbox Deposit	485.00		151,957.64
12-07	Ach Rtn Gables Terrace Achplus Rtn 1650362324		485.00	151,472.64
12-07	Check # 8942		4,964.00	146,508.64
12-07	Check # 8945		5,240.00	141,268.64
12-08	Lockbox Deposit	934.00		142,202.64

Continued on the next page



**NEW LOAN LIMIT,  
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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-08	Paypal Transfer 1023969426203	764.32		142,966.96
12-08	Office Deposit	2,440.00		145,406.96
12-09	Lockbox Deposit	1,419.00		146,825.96
12-12	Lockbox Deposit	1,940.00		148,765.96
12-12	Check # 8959		2,400.00	146,365.96
12-13	Lockbox Deposit	2,425.00		148,790.96
12-13	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		3,154.36	145,636.60
12-13	Check # 8956		500.00	145,136.60
12-13	Check # 8954		1,647.80	143,488.80
12-14	Mdws M-dwasdpmt 000001492871826		12.65	143,476.15
12-14	Mdws M-dwasdpmt 000001492871825		240.51	143,235.64
12-14	Mdws M-dwasdpmt 000001492871824		3,791.29	139,444.35
12-14	Check # 8953		20.75	139,423.60
12-15	Monthly Service Fee		65.00	139,358.60
12-16	Miami Payment 202234800100082		403.50	138,955.10
12-16	Check # 8970		500.00	138,455.10
12-16	Check # 8973		1,175.00	137,280.10
12-19	Lockbox Deposit	723.95		138,004.05
12-19	Check # 8974		92.48	137,911.57
12-19	Check # 8969		155.44	137,756.13
12-19	Check # 8977		500.00	137,256.13
12-19	Check # 8979		800.00	136,456.13
12-19	Check # 8958		1,177.00	135,279.13
12-19	Check # 8966		1,200.00	134,079.13
12-19	Check # 8967		1,701.30	132,377.83
12-19	Check # 8981		1,776.20	130,601.63
12-19	Check # 8964		3,000.00	127,601.63
12-19	Check # 8965		3,000.00	124,601.63
12-19	Check # 8955		4,964.00	119,637.63
12-20	Lockbox Deposit	500.00		120,137.63
12-20	Webxfr Fr Assoc Int No 516280	30,931.60		151,069.23
12-21	Lockbox Deposit	2,796.00		153,865.23
12-21	Comcast 8495600 Xxxxx3835 7413757		504.80	153,360.43
12-23	Check # 8971		160.00	153,200.43
12-23	Check # 8972		310.00	152,890.43
12-23	Check # 8975		465.00	152,425.43
12-23	Check # 8982		2,414.00	150,011.43
12-23	Check # 8984		4,000.00	146,011.43
12-27	City National Ba Ebp Paymen 000475	449.00		146,460.43
12-27	Office Deposit	3,445.90		149,906.33
12-28	Office Deposit	591.00		150,497.33
12-28	Office Deposit	1,120.00		151,617.33
12-28	Check # 8963		3,478.00	148,139.33
12-28	Check # 8920		5,021.79	143,117.54
12-28	Check # 8960		14,353.04	128,764.50
12-28	Check # 8968		17,500.00	111,264.50
12-29	Lockbox Deposit	485.00		111,749.50
12-29	Waste Connection Web_pay 68623704122822		1,621.56	110,127.94
12-29	Check # 8980		111.00	110,016.94
12-29	Check # 8978		168.00	109,848.94
12-29	Check # 8976		568.72	109,280.22
12-30	Lockbox Deposit	485.00		109,765.22
12-30	Check # 8962		500.00	109,265.22
12-30	Interest	5.64		109,270.86
12-30	Ending totals	87,850.41	94,235.19	109,270.86

## Checks

Number	Date	Amount	Number	Date	Amount
8920*	12-28	5,021.79	8968	12-28	17,500.00
8942*	12-07	4,964.00	8969	12-19	155.44
8945*	12-07	5,240.00	8970	12-16	500.00
8953	12-14	20.75	8971	12-23	160.00
8954	12-13	1,647.80	8972	12-23	310.00
8955	12-19	4,964.00	8973	12-16	1,175.00
8956*	12-13	500.00	8974	12-19	92.48
8958	12-19	1,177.00	8975	12-23	465.00
8959	12-12	2,400.00	8976	12-29	568.72
8960*	12-28	14,353.04	8977	12-19	500.00
8962	12-30	500.00	8978	12-29	168.00
8963	12-28	3,478.00	8979	12-19	800.00
8964	12-19	3,000.00	8980	12-29	111.00
8965	12-19	3,000.00	8981	12-19	1,776.20
8966	12-19	1,200.00	8982*	12-23	2,414.00
8967	12-19	1,701.30	8984	12-23	4,000.00

\* Skip In Check Sequence

Check # 8920 Amount: \$5,021.79 Date: 12/28/2022

Galles Terrace Condominium Association  
 600 Parkway, Metairie & Harvey  
 Metairie, LA 70002

City National Bank Operating Account  
 8920  
 12/28/2022

Pay to the Order of: **OTPS Cleaning Services Corp**  
 \$5,021.79

Five Thousand Two Hundred Forty and 00/100 DOLLARS

*Natalia M. Gonzalez*  
*[Signature]*

Memo: Inv: 0089947 00 date 7/18

⑆0089947⑆ ⑆0089947⑆ ⑆0089947⑆ ⑆0089947⑆ ⑆0000503479⑆

Check # 8920 Amount: \$5,021.79 Date: 12/28/2022

OTPS CLEANING SERVICES CORP  
 Delta Security, Inc  
 12/28/2022

⑆0089947⑆ ⑆0089947⑆ ⑆0089947⑆ ⑆0089947⑆ ⑆0000503479⑆

Check # 8942 Amount: \$4,964.00 Date: 12/07/2022

Galles Terrace Condominium Association  
 600 Parkway, Metairie & Harvey  
 Metairie, LA 70002

City National Bank Operating Account  
 8942  
 11/15/2022

Pay to the Order of: **DDCA Security Inc**  
 \$4,964.00

Four Thousand Nine Hundred Sixty-Four and 00/100 DOLLARS

*Natalia M. Gonzalez*  
*[Signature]*

Memo: Inv: 12489

⑆008942⑆ ⑆008942⑆ ⑆008942⑆ ⑆008942⑆ ⑆0000503479⑆

Check # 8942 Amount: \$4,964.00 Date: 12/07/2022

OTPS CLEANING SERVICES CORP  
 Delta Security, Inc  
 11/15/2022

⑆008942⑆ ⑆008942⑆ ⑆008942⑆ ⑆008942⑆ ⑆0000503479⑆

Check # 8945 Amount: \$5,240.00 Date: 12/07/2022

Galles Terrace Condominium Association  
 600 Parkway, Metairie & Harvey  
 Metairie, LA 70002

City National Bank Operating Account  
 8945  
 11/15/2022

Pay to the Order of: **DDCA Security Inc**  
 \$5,240.00

Five Thousand Two Hundred Forty and 00/100 DOLLARS

*Natalia M. Gonzalez*  
*[Signature]*

Memo: Inv: 12484

⑆008945⑆ ⑆008945⑆ ⑆008945⑆ ⑆008945⑆ ⑆0000503479⑆

Check # 8945 Amount: \$5,240.00 Date: 12/07/2022

OTPS CLEANING SERVICES CORP  
 Delta Security, Inc  
 11/15/2022

⑆008945⑆ ⑆008945⑆ ⑆008945⑆ ⑆008945⑆ ⑆0000503479⑆

Check # 8953 Amount: \$20.75 Date: 12/14/2022

Galles Terrace Condominium Association  
 600 Parkway, Metairie & Harvey  
 Metairie, LA 70002

City National Bank Operating Account  
 8953  
 12/14/2022

Pay to the Order of: **AT & T**  
 \$20.75

Twenty and 75/100 DOLLARS

*Natalia M. Gonzalez*  
*[Signature]*

Memo: Acct: 28780216049300609202

⑆008953⑆ ⑆008953⑆ ⑆008953⑆ ⑆008953⑆ ⑆0000503479⑆

Check # 8953 Amount: \$20.75 Date: 12/14/2022

AT & T  
 12/14/2022

⑆008953⑆ ⑆008953⑆ ⑆008953⑆ ⑆008953⑆ ⑆0000503479⑆

Check # 8954 Amount: \$1,647.80 Date: 12/13/2022

Galles Terrace Condominium Association  
 600 Parkway, Metairie & Harvey  
 Metairie, LA 70002

City National Bank Operating Account  
 8954  
 12/13/2022

Pay to the Order of: **KJW Enterprises, Inc**  
 \$1,647.80

One Thousand Six Hundred Forty-Seven and 80/100 DOLLARS

*Natalia M. Gonzalez*  
*[Signature]*

Memo: Inv: 0087107402

⑆008954⑆ ⑆008954⑆ ⑆008954⑆ ⑆008954⑆ ⑆0000503479⑆

Check # 8954 Amount: \$1,647.80 Date: 12/13/2022

KJW Enterprises, Inc  
 12/13/2022

⑆008954⑆ ⑆008954⑆ ⑆008954⑆ ⑆008954⑆ ⑆0000503479⑆

Check # 8955 Amount: \$4,964.00 Date: 12/19/2022

Galles Terrace Condominium Association  
 600 Parkway, Metairie & Harvey  
 Metairie, LA 70002

City National Bank Operating Account  
 8955  
 12/19/2022

Pay to the Order of: **DDCA Security Inc**  
 \$4,964.00

Four Thousand Nine Hundred Sixty-Four and 00/100 DOLLARS

*Natalia M. Gonzalez*  
*[Signature]*

Memo: Inv: 12480

⑆008955⑆ ⑆008955⑆ ⑆008955⑆ ⑆008955⑆ ⑆0000503479⑆

Check # 8955 Amount: \$4,964.00 Date: 12/19/2022

OTPS CLEANING SERVICES CORP  
 Delta Security, Inc  
 12/19/2022

⑆008955⑆ ⑆008955⑆ ⑆008955⑆ ⑆008955⑆ ⑆0000503479⑆

Check # 8956 Amount: \$500.00 Date: 12/13/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/13/2022

Pay to the Order of: Padron, Montoro & Hanney, LLP  
Five Hundred and 00/100 DOLLARS

Padron, Montoro & Hanney, LLP  
13350 SW 12th Street  
Miami, FL 33186

Amount: Inv 21223 12/1/22

⑆008956⑆ ⑆066004367⑆ 04237099⑆06

Check # 8956 Amount: \$500.00 Date: 12/13/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/13/2022

Pay to the Order of: Padron, Montoro & Hanney, LLP  
Five Hundred and 00/100 DOLLARS

Padron, Montoro & Hanney, LLP  
13350 SW 12th Street  
Miami, FL 33186

Amount: Inv 21223 12/1/22

⑆008956⑆ ⑆066004367⑆ 04237099⑆06

Check # 8958 Amount: \$1,177.00 Date: 12/19/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/19/2022

Pay to the Order of: Above All Garage Doors of South Florida  
One Thousand One Hundred Seventy-Seven and 00/100 DOLLARS

Above All Garage Doors of South Florida, Inc.  
3700 NW 54 St  
Miami, FL 33142

Amount: Inv 163669

⑆008958⑆ ⑆066004367⑆ 04237099⑆06

Check # 8958 Amount: \$1,177.00 Date: 12/19/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/19/2022

Pay to the Order of: Above All Garage Doors of South Florida  
One Thousand One Hundred Seventy-Seven and 00/100 DOLLARS

Above All Garage Doors of South Florida, Inc.  
3700 NW 54 St  
Miami, FL 33142

Amount: Inv 163669

⑆008958⑆ ⑆066004367⑆ 04237099⑆06

Check # 8959 Amount: \$2,400.00 Date: 12/12/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/12/2022

Pay to the Order of: GMP Window Cleaning  
Two Thousand Four Hundred and 00/100 DOLLARS

GMP Window Cleaning  
113 SW 74th Ave  
Miami, FL 33144

Amount: Inv 22007

⑆008959⑆ ⑆066004367⑆ 04237099⑆06

Check # 8959 Amount: \$2,400.00 Date: 12/12/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/12/2022

Pay to the Order of: GMP Window Cleaning  
Two Thousand Four Hundred and 00/100 DOLLARS

GMP Window Cleaning  
113 SW 74th Ave  
Miami, FL 33144

Amount: Inv 22007

⑆008959⑆ ⑆066004367⑆ 04237099⑆06

Check # 8960 Amount: \$14,353.04 Date: 12/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/28/2022

Pay to the Order of: BioResponse Corp  
Fourteen Thousand Three Hundred Fifty-Three and 04/100 DOLLARS

BioResponse Corp  
P.O. Box 528714  
Miami, FL 33256

Amount: Inv 6303 02/11/2022

⑆008960⑆ ⑆066004367⑆ 04237099⑆06

Check # 8960 Amount: \$14,353.04 Date: 12/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/28/2022

Pay to the Order of: BioResponse Corp  
Fourteen Thousand Three Hundred Fifty-Three and 04/100 DOLLARS

BioResponse Corp  
P.O. Box 528714  
Miami, FL 33256

Amount: Inv 6303 02/11/2022

⑆008960⑆ ⑆066004367⑆ 04237099⑆06

Check # 8962 Amount: \$500.00 Date: 12/30/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/14/2022

Pay to the Order of: ATIS Elevator Inspections, LLC  
Five Hundred and 00/100 DOLLARS

ATIS Elevator Inspections, LLC  
600 Emerson Rd, Suite 225  
Crestview 903 08141

Amount: Inv 14208210 12/14/22

⑆008962⑆ ⑆066004367⑆ 04237099⑆06

Check # 8962 Amount: \$500.00 Date: 12/30/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/14/2022

Pay to the Order of: ATIS Elevator Inspections, LLC  
Five Hundred and 00/100 DOLLARS

ATIS Elevator Inspections, LLC  
600 Emerson Rd, Suite 225  
Crestview 903 08141

Amount: Inv 14208210 12/14/22

⑆008962⑆ ⑆066004367⑆ 04237099⑆06

Check # 8963 Amount: \$3,478.00 Date: 12/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/14/2022

Pay to the Order of: Ruggies Cleaners  
Three Thousand Four Hundred Seventy-Eight and 00/100 DOLLARS

Ruggies Cleaners  
9756 Collins Avenue  
Miami Beach, FL 33141

Amount: Inv 10281

⑆008963⑆ ⑆066004367⑆ 04237099⑆06

Check # 8963 Amount: \$3,478.00 Date: 12/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
13350 SW 12th Street  
Miami, FL 33186

City National Bank Operating Account  
12/14/2022

Pay to the Order of: Ruggies Cleaners  
Three Thousand Four Hundred Seventy-Eight and 00/100 DOLLARS

Ruggies Cleaners  
9756 Collins Avenue  
Miami Beach, FL 33141

Amount: Inv 10281

⑆008963⑆ ⑆066004367⑆ 04237099⑆06

Check # 8964 Amount: \$3,000.00 Date: 12/19/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 City National Bank  
 12/14/2022

Pay to the Order of: Grove Properties LLC  
 Three Thousand and 00/100 DOLLARS

\$3,000.00

Memo: Inv. 1031

⑈008964⑈ ⑈066004367⑈ 04237099⑈06

Check # 8964 Amount: \$3,000.00 Date: 12/19/2022

For Deposit Only - JPMC

⑈008964⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only

Check # 8965 Amount: \$3,000.00 Date: 12/19/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 City National Bank  
 12/14/2022

Pay to the Order of: Grove Properties LLC  
 Three Thousand and 00/100 DOLLARS

\$3,000.00

Memo: Inv. 1030

⑈008965⑈ ⑈066004367⑈ 04237099⑈06

Check # 8965 Amount: \$3,000.00 Date: 12/19/2022

For Deposit Only - JPMC

⑈008965⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only

Check # 8966 Amount: \$1,200.00 Date: 12/19/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 City National Bank  
 12/14/2022

Pay to the Order of: RODOLFO ESPINEL  
 One Thousand Two Hundred and 00/100 DOLLARS

\$1,200.00

Memo: Quarterly Status & Holiday Bonus

⑈008966⑈ ⑈066004367⑈ 04237099⑈06

Check # 8966 Amount: \$1,200.00 Date: 12/19/2022

Regions Bank > 062000019<

⑈008966⑈ ⑈066004367⑈ 04237099⑈06

Regions Bank > 062000019<

Check # 8967 Amount: \$1,701.30 Date: 12/19/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 City National Bank  
 12/14/2022

Pay to the Order of: KJV Enterprises, Inc.  
 One Thousand Seven Hundred One and 30/100 DOLLARS

\$1,701.30

Memo: Inv. 0286 10/10/2022

⑈008967⑈ ⑈066004367⑈ 04237099⑈06

Check # 8967 Amount: \$1,701.30 Date: 12/19/2022

Seq# 20  
 Batch: 805639  
 Date: 12/16/22

⑈008967⑈ ⑈066004367⑈ 04237099⑈06

Check # 8968 Amount: \$17,500.00 Date: 12/28/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 City National Bank  
 12/14/2022

Pay to the Order of: OLS Elevator Company  
 Seventeen Thousand Five Hundred and 00/100 DOLLARS

\$17,500.00

Memo: Inv. 1202

⑈008968⑈ ⑈066004367⑈ 04237099⑈06

Check # 8968 Amount: \$17,500.00 Date: 12/28/2022

JPMORGAN CHASE BANK  
 ⑈008968⑈ ⑈066004367⑈ 04237099⑈06

Check # 8969 Amount: \$155.44 Date: 12/19/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 City National Bank  
 12/14/2022

Pay to the Order of: Grove Properties LLC  
 One Hundred Fifty Five and 44/100 DOLLARS

\$155.44

Memo: Inv. 1030

⑈008969⑈ ⑈066004367⑈ 04237099⑈06

Check # 8969 Amount: \$155.44 Date: 12/19/2022

For Deposit Only - JPMC

⑈008969⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only

Check # 8970 Amount: \$500.00 Date: 12/16/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8970  
 12/14/2022

Pay to the Order of Miguel Coello  
 Five Hundred and 00/100 DOLLARS

\$500.00

Memo: 100197 Security Dep. Refund of

⑈008970⑈ ⑈066004367⑈ 04237099⑈06

Check # 8970 Amount: \$500.00 Date: 12/16/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8970  
 12/14/2022

Pay to the Order of Miguel Coello  
 Five Hundred and 00/100 DOLLARS

\$500.00

Memo: 100197 Security Dep. Refund of

⑈008970⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only  
 Southern China Inc - Op 9  
 302888030

Check # 8971 Amount: \$160.00 Date: 12/23/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8971  
 12/14/2022

Pay to the Order of JM EXERCISE EQUIPMENT SERVICES, INC  
 One Hundred Sixty and 00/100 DOLLARS

\$160.00

Memo: 100197 12/23/2022

⑈008971⑈ ⑈066004367⑈ 04237099⑈06

Check # 8971 Amount: \$160.00 Date: 12/23/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8971  
 12/14/2022

Pay to the Order of JM EXERCISE EQUIPMENT SERVICES, INC  
 One Hundred Sixty and 00/100 DOLLARS

\$160.00

Memo: 100197 12/23/2022

⑈008971⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only  
 Southern China Inc - Op 9  
 302888030

Check # 8972 Amount: \$310.00 Date: 12/23/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8972  
 12/14/2022

Pay to the Order of Southern Chufa, Inc  
 Three Hundred Ten and 00/100 DOLLARS

\$310.00

Memo: 100221205285545

⑈008972⑈ ⑈066004367⑈ 04237099⑈06

Check # 8972 Amount: \$310.00 Date: 12/23/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8972  
 12/14/2022

Pay to the Order of Southern Chufa, Inc  
 Three Hundred Ten and 00/100 DOLLARS

\$310.00

Memo: 100221205285545

⑈008972⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only  
 Southern China Inc - Op 9  
 302888030

Check # 8973 Amount: \$1,175.00 Date: 12/16/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8973  
 12/14/2022

Pay to the Order of Unlimited Property Renovations LLC  
 One Thousand One Hundred Seventy-Five and 00/100 DOLLARS

\$1,175.00

Memo: 1002041

⑈008973⑈ ⑈066004367⑈ 04237099⑈06

Check # 8973 Amount: \$1,175.00 Date: 12/16/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8973  
 12/14/2022

Pay to the Order of Unlimited Property Renovations LLC  
 One Thousand One Hundred Seventy-Five and 00/100 DOLLARS

\$1,175.00

Memo: 1002041

⑈008973⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only  
 Southern China Inc - Op 9  
 302888030

Check # 8974 Amount: \$92.48 Date: 12/19/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8974  
 12/14/2022

Pay to the Order of Grove Properties LLC  
 Ninety-Two and 48/100 DOLLARS

\$92.48

Memo: 10011802022

⑈008974⑈ ⑈066004367⑈ 04237099⑈06

Check # 8974 Amount: \$92.48 Date: 12/19/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8974  
 12/14/2022

Pay to the Order of Grove Properties LLC  
 Ninety-Two and 48/100 DOLLARS

\$92.48

Memo: 10011802022

⑈008974⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only - JPMC

Check # 8975 Amount: \$465.00 Date: 12/23/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8975  
 12/14/2022

Pay to the Order of Lingspada Pool Service, Inc.  
 Four Hundred Sixty-Five and 00/100 DOLLARS

\$465.00

Memo: 1002025 12/01/22

⑈008975⑈ ⑈066004367⑈ 04237099⑈06

Check # 8975 Amount: \$465.00 Date: 12/23/2022

MEMORANDUM THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association  
 600 Ponce de Leon & Hurley  
 1300 SW 12th Street  
 Miami, FL 33136

City National Bank Operating Account  
 8975  
 12/14/2022

Pay to the Order of Lingspada Pool Service, Inc.  
 Four Hundred Sixty-Five and 00/100 DOLLARS

\$465.00

Memo: 1002025 12/01/22

⑈008975⑈ ⑈066004367⑈ 04237099⑈06

For Deposit Only





**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Summary**  
**103.06 · City Natl Bank-1014-Sec Dep, Period Ending 12/31/2022**

---

	<u>Dec 31, 22</u>
Beginning Balance	66,499.71
Cleared Transactions	
Deposits and Credits - 2 items	<u>502.73</u>
Total Cleared Transactions	<u>502.73</u>
<b>Cleared Balance</b>	<b><u>67,002.44</u></b>
Register Balance as of 12/31/2022	67,002.44
Ending Balance	67,002.44

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Detail**  
**103.06 - City Natl Bank-1014-Sec Dep, Period Ending 12/31/2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						66,499.71
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	12/28/2022		Deposit	X	500.00	500.00
Deposit	12/31/2022			X	2.73	502.73
Total Deposits and Credits					502.73	502.73
Total Cleared Transactions					502.73	502.73
Cleared Balance					502.73	67,002.44
Register Balance as of 12/31/2022					502.73	67,002.44
<b>Ending Balance</b>					<b>502.73</b>	<b>67,002.44</b>



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800-435-8839

Your Banking Center Hours  
Lobby: Monday - Friday: 9:00am - 5:00pm

P:12385 / T: / S:



GABLES TERRACE CONDOMINIUM  
ASSOCIATION INC  
SECURITY DEPOSIT  
C/O PADRON MONTORO & HARTNEY  
13358 SW 128 ST  
MIAMI FL 33186-5807



For additional locations  
and hours, please visit  
citynational.com

NMLS 412469  
**Member  
FDIC**



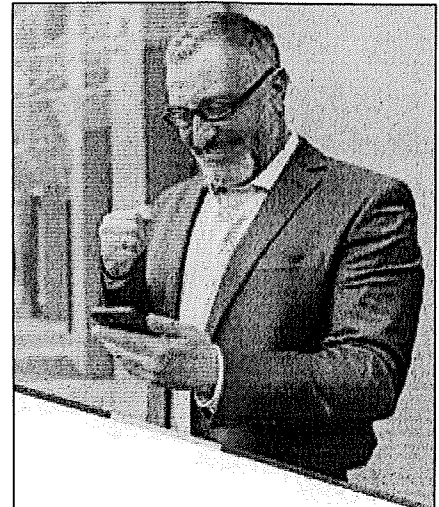
**Association Interest Checking**

**Account Summary**

Account:	XXXXX1014	Beginning Balance:	\$66,499.71
Last Statement:	November 30, 2022	Ending Balance:	\$67,002.44
This Statement:	December 30, 2022	Average Ledger Balance:	\$66,549.71
		Low Balance:	\$66,499.71
		Interest Earned This Period:	\$2.73
		Interest Earned 2022:	\$31.20
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-30	Beginning balance			66,499.71
12-28	Office Deposit	500.00		66,999.71
12-30	Interest	2.73		67,002.44
12-30	Ending totals	502.73	0.00	67,002.44



**NEW LOAN LIMIT,  
NEW POSSIBILITIES.**

Conforming Residential Loan  
Limits for 2023: **\$726,200**

Apply today.  
Ask your banker  
for details.

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social media!**



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to grow your business**

Apply online and instantly see if you prequalify  
for the SBA 7(a) Lending Program.

**GET STARTED TODAY. ASK YOUR BANKER FOR DETAILS.**



**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Summary**  
**105.08 · City Natl Bank Reserve 4369, Period Ending 12/31/2022**

---

	<u>Dec 31, 22</u>
Beginning Balance	261,783.55
Cleared Transactions	
Checks and Payments - 1 item	-7,500.00
Deposits and Credits - 2 items	<u>7,532.27</u>
Total Cleared Transactions	<u>32.27</u>
<b>Cleared Balance</b>	<b><u>261,815.82</u></b>
Uncleared Transactions	
Deposits and Credits - 2 items	<u>15,000.00</u>
Total Uncleared Transactions	<u>15,000.00</u>
<b>Register Balance as of 12/31/2022</b>	<b><u>276,815.82</u></b>
Ending Balance	276,815.82

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**Reconciliation Detail**

**105.08 · City Natl Bank Reserve 4369, Period Ending 12/31/2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						261,783.55
Cleared Transactions						
Checks and Payments - 1 item						
General Journal	12/01/2022	1516		X	-7,500.00	-7,500.00
Total Checks and Payments					-7,500.00	-7,500.00
Deposits and Credits - 2 items						
Check	10/20/2022	8916	Gables Terrace Condo Assoc, Inc	X	7,500.00	7,500.00
Deposit	12/30/2022		Interest	X	32.27	7,532.27
Total Deposits and Credits					7,532.27	7,532.27
Total Cleared Transactions					32.27	32.27
Cleared Balance					32.27	261,815.82
Uncleared Transactions						
Deposits and Credits - 2 items						
Deposit	11/01/2022		Gables Terrace Condo Assoc, Inc		7,500.00	7,500.00
Check	12/28/2022	8985	Gables Terrace Condo Assoc, Inc		7,500.00	15,000.00
Total Deposits and Credits					15,000.00	15,000.00
Total Uncleared Transactions					15,000.00	15,000.00
Register Balance as of 12/31/2022					15,032.27	276,815.82
<b>Ending Balance</b>					<b>15,032.27</b>	<b>276,815.82</b>



**75**  
YEARS

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Lobby: Monday - Friday: 9:00am - 5:00pm

P:14992 / T: / S:



GABLES TERRACE CONDOMINIUM  
ASSOCIATION INC  
RESERVE  
C/O PADRON MONTORO & HARTNEY LLP  
13358 SW 128 ST  
MIAMI FL 33186-5807



For additional locations  
and hours, please visit  
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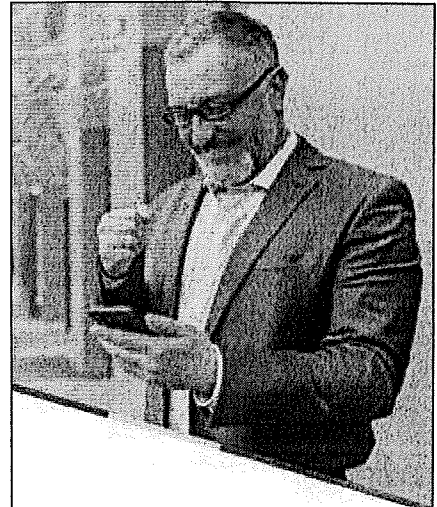
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**Account Summary**

Account:	XXXXX4369	Beginning Balance:	\$261,783.55
Last Statement:	November 30, 2022	Ending Balance:	\$261,815.82
This Statement:	December 30, 2022	Average Ledger Balance:	\$261,783.55
		Low Balance:	\$261,783.55
		Interest Earned This Period:	\$32.27
		Interest Earned 2022:	\$261.07
		Days In Period:	30
		Annual Percentage Yield Earned:	0.15%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-30	Beginning balance			261,783.55
12-30	Interest	32.27		261,815.82
12-30	Ending totals	32.27	0.00	261,815.82



**NEW LOAN LIMIT,  
NEW POSSIBILITIES.**

Conforming Residential Loan  
Limits for 2023: **\$726,200**

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Apply online and instantly see if you prequalify  
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**GET STARTED TODAY. ASK YOUR BANKER FOR DETAILS.**



**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month  
As of December 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
			<b>103.01 - City Natl Bank 9906 -Operating</b>				84,939.12
Bill P...	12/01/2022	8955	DDCA Security Inc	Inv.12520		4,964.00	79,975.12
Bill P...	12/01/2022	8956	Padron, Montoro & Hartney, LLP	Inv. 21223 12/1/22		500.00	79,475.12
Bill P...	12/01/2022	8957	Care Pest Solutions	Inv.178331 10/25/22		55.00	79,420.12
Bill P...	12/01/2022	8954	KJW Enterprizes, Inc.	Inv.0087 10/24/22		1,647.80	77,772.32
Bill P...	12/01/2022	8953	AT & T	Acct. 287302169425X08092022		20.75	77,751.57
Bill P...	12/01/2022	8959	GMP Window Cleaning	Inv.22097		2,400.00	75,351.57
Bill P...	12/01/2022	8960	BioResponse Corp	Inv : 6308 08/11/2022		14,353.04	60,998.53
Bill P...	12/01/2022	8961	Largaespada Pool Service Inc.	Inv.1978		465.00	60,533.53
Deposit	12/01/2022	1201	A/R Deposit	Deposit	26,190.00		86,723.53
Gener...	12/01/2022	1516		void reserve november transfer no ...	7,500.00		94,223.53
Bill P...	12/02/2022	8958	Above All Garage Doors of Sout...	Inv.133589		1,177.00	93,046.53
Deposit	12/02/2022	1202	A/R Deposit	Deposit	2,910.00		95,956.53
Deposit	12/05/2022	1205	A/R Deposit	Deposit	2,400.00		98,356.53
Deposit	12/05/2022		DoorLoop	MerchPayout SV97	45.00		98,401.53
Deposit	12/05/2022	1205	A/R Deposit	online	485.00		98,886.53
Deposit	12/06/2022	1206	A/R Deposit	Deposit	4,365.00		103,251.53
Deposit	12/07/2022	1207	A/R Deposit	Deposit	485.00		103,736.53
Check	12/07/2022	1250	NSF	ACH NSF		485.00	103,251.53
Deposit	12/08/2022	1208	A/R Deposit	Deposit	934.00		104,185.53
Deposit	12/08/2022	1208	A/R Deposit	Assoc	2,440.00		106,625.53
Deposit	12/08/2022	1209	A/R Deposit	Deposit	1,419.00		108,044.53
Deposit	12/11/2022	1211	A/R Deposit	online	970.00		109,014.53
Deposit	12/12/2022	1212	A/R Deposit	Deposit	1,940.00		110,954.53
Bill P...	12/12/2022	8988	Care Pest Solutions	Inv.179263		111.00	110,843.53
Deposit	12/12/2022	1212	A/R Deposit	online	480.00		111,323.53
Check	12/13/2022	ACH	Waste Connections of Florida	VOID: Acct 96110-50130 11/02-12/...	0.00		111,323.53
Check	12/13/2022	ACH	Waste Connections of Florida			93.00	111,230.53
Deposit	12/13/2022			Paypal Transfer	764.32		111,994.85
Check	12/13/2022	ACH	FPL	Account 96110-50130		3,154.36	108,840.49
Deposit	12/13/2022	1213	A/R Deposit	Deposit	2,425.00		111,265.49
Bill P...	12/14/2022	8962	ATIS Elevator Inspections, LLC	Inv. IN263210 12/12/22		500.00	110,765.49
Bill P...	12/14/2022	8963	Rugsies Cleaners	Inv.13291		3,478.00	107,287.49
Bill P...	12/14/2022	8964	Grove Properties LLC	Inv.1931		3,000.00	104,287.49
Bill P...	12/14/2022	8965	Grove Properties LLC	Inv.1929		3,000.00	101,287.49
Check	12/14/2022	8966	Rodolfo Espinel	Quaterly Bonus & Holiday Bonus		1,200.00	100,087.49
Bill P...	12/14/2022	8967	KJW Enterprizes, Inc.	Inv.0086 10/19/2022		1,701.30	98,386.19
Bill P...	12/14/2022	8968	Otis Elevator Company	Inv.TAO15609001		17,500.00	80,886.19
Bill P...	12/14/2022	8969	Grove Properties LLC	Inv.1933		155.44	80,730.75
Check	12/14/2022	8970	Miguel Coello	Unit PH7 Security Dep- Refund of Pet		500.00	80,230.75
Bill P...	12/14/2022	8971	JM EXERCISE EQUIPMENT S...	Inv : 477840 11/22/2022		160.00	80,070.75
Bill P...	12/14/2022	8972	Southern Chute, Inc	Inv.2022120609283645		310.00	79,760.75
Bill P...	12/14/2022	8973	Unlimited Property Renovations ...	Inv.000241		1,175.00	78,585.75
Bill P...	12/14/2022	8974	Grove Properties LLC	Inv.1930 11/30/2022		92.48	78,493.27
Bill P...	12/14/2022	8975	Largaespada Pool Service Inc.	Inv.2025 12/01/22		465.00	78,028.27
Bill P...	12/14/2022	8976	ECS Business Services	Inv. WasteGableTerrace332 12/05/22		568.72	77,459.55
Bill P...	12/14/2022	Onli...	City of Miami	INV. 4019700 11/10/22		403.50	77,056.05
Bill P...	12/14/2022	8977	Grove Properties LLC	Inv.1932 Reimbursement Catering &...		500.00	76,556.05
Bill P...	12/14/2022	8978	ECS Business Services	FPLGablesTerra331 12/05/2022		168.00	76,388.05
Check	12/14/2022	ACH	Miami-Dade Water And Sewer ...			3,791.29	72,596.76
Check	12/14/2022	ACH	Miami-Dade Water And Sewer ...			240.51	72,356.25
Check	12/14/2022	ACH	Miami-Dade Water And Sewer ...			12.65	72,343.60
Deposit	12/14/2022	1214	A/R Deposit	online	485.00		72,828.60
Check	12/15/2022	8979	Alejandro Traval	Quarterly bonus & Holiday bonus		800.00	72,028.60
Bill P...	12/15/2022	8980	Care Pest Solutions	Inv.178552		111.00	71,917.60
Bill P...	12/15/2022	8981	KJW Enterprizes, Inc.	Inv.0088 12/08/2022		1,776.20	70,141.40
Bill P...	12/15/2022	8982	Florida Pumps Solution Corp	Inv.0027575		2,414.00	67,727.40
Bill P...	12/15/2022	8983	DEPARTMENT OF BUSINESS ...	Project No.: PR1S023476		432.00	67,295.40
Bill P...	12/15/2022	8984	MME Group Enterprise Inc.	Inv. 003083 12/12/22		4,000.00	63,295.40
Check	12/15/2022		Maintenance Fee			65.00	63,230.40
Deposit	12/19/2022	1219	A/R Deposit	Deposit	723.95		63,954.35
Deposit	12/20/2022	1220	A/R Deposit	Deposit	500.00		64,454.35
Check	12/20/2022		Transfer	webtransfer facc 516280	30,931.60		95,385.95
Deposit	12/21/2022	1221	A/R Deposit	Deposit	2,796.00		98,181.95
Check	12/21/2022	ACH	Comcast			504.80	97,677.15
Deposit	12/27/2022	1227	A/R Deposit	Deposit	449.00		98,126.15
Check	12/28/2022	8985	Gables Terrace Condo Assoc, Inc	December 2022 Reserve Transfer		7,500.00	90,626.15
Bill P...	12/28/2022	8986	Padron, Montoro & Hartney, LLP	Inv. 21321 01/01/23		500.00	90,126.15
Bill P...	12/28/2022	8987	DDCA Security Inc	Inv.12667		4,964.00	85,162.15

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of December 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Deposit	12/28/2022	1228	A/R Deposit	Assoc	591.00		85,753.15
Deposit	12/28/2022			Deposit	1,120.00		86,873.15
Deposit	12/28/2022	1228	A/R Deposit	online	2,000.00		88,873.15
Deposit	12/29/2022	1229	A/R Deposit	Deposit	485.00		89,358.15
Check	12/29/2022	ACH	Waste Connections of Florida	Inv. 2910818w440		1,621.56	87,736.59
Deposit	12/30/2022	1230	A/R Deposit	Deposit	485.00		88,221.59
Deposit	12/30/2022			Interest	5.64		88,227.23
Gener...	12/31/2022	1517		voiding check 8933 11/2/22 per mgm	7,236.73		95,463.96
<b>Total 103.01 · City Natl Bank 9906 -Operating</b>					<b>103,561.24</b>	<b>93,036.40</b>	<b>95,463.96</b>
<b>103.06 · City Natl Bank-1014-Sec Dep</b>							66,499.71
Deposit	12/28/2022			Deposit	500.00		66,999.71
Deposit	12/31/2022			Interest	2.73		67,002.44
<b>Total 103.06 · City Natl Bank-1014-Sec Dep</b>					<b>502.73</b>	<b>0.00</b>	<b>67,002.44</b>
<b>104.01 · City Natl bank S/A -2019 6280</b>							30,996.60
Check	12/20/2022		Transfer	webtransfer facc 516280		30,931.60	65.00
Check	12/20/2022		Service Charge			65.00	0.00
<b>Total 104.01 · City Natl bank S/A -2019 6280</b>					<b>0.00</b>	<b>30,996.60</b>	<b>0.00</b>
<b>105.08 · City Natl Bank Reserve 4369</b>							276,783.55
Gener...	12/01/2022	1516		void reserve november transfer no ...		7,500.00	269,283.55
Check	12/28/2022	8985	Gables Terrace Condo Assoc, Inc	December 2022 Reserve Transfer	7,500.00		276,783.55
Deposit	12/30/2022			Interest	32.27		276,815.82
<b>Total 105.08 · City Natl Bank Reserve 4369</b>					<b>7,532.27</b>	<b>7,500.00</b>	<b>276,815.82</b>
<b>112 · Assessment receivable</b>							5,429.00
Gener...	12/01/2022	1503		Monthly assesment	52,380.00		57,809.00
Gener...	12/01/2022	1503		Set up prepaid	21,265.73		79,074.73
Gener...	12/01/2022	1503		Reverse prepaid		18,541.73	60,533.00
Gener...	12/01/2022	1503		Late charge	150.00		60,683.00
Deposit	12/01/2022	1201	A/R Deposit	Deposit		26,190.00	34,493.00
Deposit	12/02/2022	1202	A/R Deposit	Deposit		2,910.00	31,583.00
Deposit	12/05/2022	1205	A/R Deposit	Deposit		2,400.00	29,183.00
Deposit	12/05/2022	1205	A/R Deposit	online		485.00	28,698.00
Deposit	12/06/2022	1206	A/R Deposit	Deposit		4,365.00	24,333.00
Deposit	12/07/2022	1207	A/R Deposit	Deposit		485.00	23,848.00
Check	12/07/2022	1250	NSF	ACH NSF	485.00		24,333.00
Deposit	12/08/2022	1208	A/R Deposit	Deposit		934.00	23,399.00
Deposit	12/08/2022	1208	A/R Deposit	Assoc		2,440.00	20,959.00
Deposit	12/08/2022	1209	A/R Deposit	Deposit		1,419.00	19,540.00
Deposit	12/11/2022	1211	A/R Deposit	online		970.00	18,570.00
Deposit	12/12/2022	1212	A/R Deposit	Deposit		1,940.00	16,630.00
Deposit	12/12/2022	1212	A/R Deposit	online		480.00	16,150.00
Deposit	12/13/2022	1213	A/R Deposit	Deposit		2,425.00	13,725.00
Deposit	12/14/2022	1214	A/R Deposit	online		485.00	13,240.00
Deposit	12/19/2022	1219	A/R Deposit	Deposit		723.95	12,516.05
Deposit	12/20/2022	1220	A/R Deposit	Deposit		500.00	12,016.05
Deposit	12/21/2022	1221	A/R Deposit	Deposit		2,796.00	9,220.05
Deposit	12/27/2022	1227	A/R Deposit	Deposit		449.00	8,771.05
Deposit	12/28/2022	1228	A/R Deposit	Assoc		591.00	8,180.05
Deposit	12/28/2022	1228	A/R Deposit	online		2,000.00	6,180.05
Deposit	12/29/2022	1229	A/R Deposit	Deposit		485.00	5,695.05
Deposit	12/30/2022	1230	A/R Deposit	Deposit		485.00	5,210.05
<b>Total 112 · Assessment receivable</b>					<b>74,280.73</b>	<b>74,499.68</b>	<b>5,210.05</b>
<b>111 · Special assessment</b>							6,771.80
Gener...	12/01/2022	1503		Set up prepaid S/A	75.20		6,847.00
Gener...	12/01/2022	1503		Reverse prepaid S/A		75.20	6,771.80
<b>Total 111 · Special assessment</b>					<b>75.20</b>	<b>75.20</b>	<b>6,771.80</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>115 - Prepaid insurance</b>							8,490.57
Gener...	12/01/2022	1503		Amort Insurance		17,428.84	-8,938.27
Gener...	12/20/2022	1512		set up insurance	296,588.93		287,650.66
<b>Total 115 - Prepaid insurance</b>					<b>296,588.93</b>	<b>17,428.84</b>	<b>287,650.66</b>
<b>116 - Prepaid expenses</b>							36.00
Gener...	12/07/2022	1504		prepaid expenses		36.00	0.00
Bill	12/01/2022	21223	DEPARTMENT OF BUSINESS ...	No.: MA00021780	432.00		432.00
Gener...	12/31/2022	1513		prepaid expenses	3,000.00		3,432.00
Gener...	12/31/2022	1521		prepaid expenses	500.00		3,932.00
<b>Total 116 - Prepaid expenses</b>					<b>3,932.00</b>	<b>36.00</b>	<b>3,932.00</b>
<b>125 - Federal Tax Withheld</b>							66.13
<b>Total 125 - Federal Tax Withheld</b>							<b>66.13</b>
<b>202 - Accounts payable</b>							-9,026.75
Bill	12/01/2022	0087	KJW Enterprizes, Inc.	Inv.0087 10/24/2022		1,647.80	-10,674.55
Bill P...	12/01/2022	8955	DDCA Security Inc	INV.12520	4,964.00		-5,710.55
Bill	12/01/2022	21223	Padron, Montoro & Hartney, LLP	Inv. 21223 12/1/22		500.00	-6,210.55
Bill P...	12/01/2022	8956	Padron, Montoro & Hartney, LLP	Inv. 21223 12/1/22	500.00		-5,710.55
Bill	12/01/2022	178...	Care Pest Solutions	Inv.178331 10/25/22		55.00	-5,765.55
Bill P...	12/01/2022	8957	Care Pest Solutions	Inv.178331 10/25/22	55.00		-5,710.55
Bill P...	12/01/2022	8954	KJW Enterprizes, Inc.	Inv.0087 10/24/22	1,647.80		-4,062.75
Bill P...	12/01/2022	8953	AT & T	Acct. 287302169425X08092022	20.75		-4,042.00
Bill P...	12/01/2022	8959	GMP Window Cleaning	Inv.22097	2,400.00		-1,642.00
Bill	12/01/2022	6308	BioResponse Corp	Inv : 6308		14,353.04	-15,995.04
Bill P...	12/01/2022	8960	BioResponse Corp	Inv : 6308 08/11/2022	14,353.04		-1,642.00
Bill P...	12/01/2022	8961	Largaespada Pool Service Inc.	Inv.1978	465.00		-1,177.00
Bill	12/01/2022	TA...	Otis Elevator Company	Inv.TAO15609001		17,500.00	-18,677.00
Bill	12/01/2022	2025	Largaespada Pool Service Inc.	Inv.2025 12/01/22		465.00	-19,142.00
Bill P...	12/02/2022	8958	Above All Garage Doors of Sout...	Inv.133589	1,177.00		-17,965.00
Bill	12/02/2022	13291	Rugsies Cleaners	Inv.13291		3,478.00	-21,443.00
Bill	12/05/2022	Wa...	ECS Business Services	Inv. WasteGableTerrace332 12/05/22		568.72	-22,011.72
Bill	12/05/2022	FPL...	ECS Business Services	FPLGablesTerra331 12/05/2022		168.00	-22,179.72
Bill	12/06/2022	202...	Southern Chute, Inc	Inv.2022120609283645		310.00	-22,489.72
Bill	12/07/2022	000...	Unlimited Property Renovations ...	Inv.000241		1,175.00	-23,664.72
Bill	12/12/2022	1931	Grove Properties LLC	Inv.1931		3,000.00	-26,664.72
Bill	12/12/2022	1933	Grove Properties LLC	Inv.1933		155.44	-26,820.16
Bill	12/12/2022	1932	Grove Properties LLC	Inv.1932 Reimbursement Catering ...		500.00	-27,320.16
Bill P...	12/12/2022	8988	Care Pest Solutions	Inv.179263	111.00		-27,209.16
Bill	12/13/2022	IN2...	ATIS Elevator Inspections, LLC	Inv. IN263210 12/12/22		500.00	-27,709.16
Bill P...	12/14/2022	8962	ATIS Elevator Inspections, LLC	Inv. IN263210 12/12/22	500.00		-27,209.16
Bill P...	12/14/2022	8963	Rugsies Cleaners	Inv.13291	3,478.00		-23,731.16
Bill P...	12/14/2022	8964	Grove Properties LLC	Inv.1931	3,000.00		-20,731.16
Bill	12/14/2022	1929	Grove Properties LLC	Inv.1929		3,000.00	-23,731.16
Bill P...	12/14/2022	8965	Grove Properties LLC	Inv.1929	3,000.00		-20,731.16
Bill	12/14/2022	0086	KJW Enterprizes, Inc.	Inv.0086 10/19/2022		1,701.30	-22,432.46
Bill P...	12/14/2022	8967	KJW Enterprizes, Inc.	Inv.0086 10/19/2022	1,701.30		-20,731.16
Bill P...	12/14/2022	8968	Otis Elevator Company	Inv.TAO15609001	17,500.00		-3,231.16
Bill P...	12/14/2022	8969	Grove Properties LLC	Inv.1933	155.44		-3,075.72
Bill	12/14/2022	477...	JM EXERCISE EQUIPMENT S...	Inv : 477840 11/22/2022		160.00	-3,235.72
Bill P...	12/14/2022	8971	JM EXERCISE EQUIPMENT S...	Inv : 477840 11/22/2022		160.00	-3,075.72
Bill P...	12/14/2022	8972	Southern Chute, Inc	Inv.2022120609283645	310.00		-2,765.72
Bill P...	12/14/2022	8973	Unlimited Property Renovations ...	Inv.000241	1,175.00		-1,590.72
Bill	12/14/2022	1930	Grove Properties LLC	Inv.1930 11/30/2022		92.48	-1,683.20
Bill P...	12/14/2022	8974	Grove Properties LLC	Inv.1930 11/30/2022	92.48		-1,590.72
Bill P...	12/14/2022	8975	Largaespada Pool Service Inc.	Inv.2025 12/01/22	465.00		-1,125.72
Bill P...	12/14/2022	8976	ECS Business Services	Inv. WasteGableTerrace332 12/05/22	568.72		-557.00
Bill	12/14/2022	401...	City of Miami	INV. 4019700 11/10/22		403.50	-960.50
Bill P...	12/14/2022	Onli...	City of Miami	INV. 4019700 11/10/22	403.50		-557.00
Bill P...	12/14/2022	8977	Grove Properties LLC	Inv.1932 Reimbursement Catering &...	500.00		-57.00
Bill P...	12/14/2022	8978	ECS Business Services	FPLGablesTerra331 12/05/2022	168.00		111.00
Bill	12/14/2022	5717	Quickly Miami Locksmith	Inv. 5717		1,679.90	-1,568.90
Bill	12/15/2022	178...	Care Pest Solutions	Inv.178552		111.00	-1,679.90
Bill P...	12/15/2022	8980	Care Pest Solutions	Inv.178552	111.00		-1,568.90
Bill	12/15/2022	0088	KJW Enterprizes, Inc.	Inv.0088 12/08/2022		1,776.20	-3,345.10
Bill P...	12/15/2022	8981	KJW Enterprizes, Inc.	Inv.0088 12/08/2022	1,776.20		-1,568.90
Bill	12/15/2022	002...	Florida Pumps Solution Corp	Inv.0027575		2,414.00	-3,982.90

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month  
As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill P...	12/15/2022	8982	Florida Pumps Solution Corp	Inv.0027575	2,414.00		-1,568.90
Bill	12/15/2022	PR1...	DEPARTMENT OF BUSINESS ...	Project No.: PR1S023476		432.00	-2,000.90
Bill P...	12/15/2022	8983	DEPARTMENT OF BUSINESS ...	Project No.: PR1S023476	432.00		-1,568.90
Bill	12/15/2022	003...	MME Group Enterprise Inc.	Inv. 003083 12/12/22		4,000.00	-5,568.90
Bill P...	12/15/2022	8984	MME Group Enterprise Inc.	Inv. 003083 12/12/22	4,000.00		-1,568.90
Bill	12/23/2022	12667	DDCA Security Inc	INv.12667		4,964.00	-6,532.90
Bill	12/27/2022	179...	Care Pest Solutions	Inv.179263		111.00	-6,643.90
Bill	12/28/2022	21321	Padron, Montoro & Hartney, LLP	Inv. 21321 01/01/23		500.00	-7,143.90
Bill P...	12/28/2022	8986	Padron, Montoro & Hartney, LLP	Inv. 21321 01/01/23	500.00		-6,643.90
Bill P...	12/28/2022	8987	DDCA Security Inc	INv.12667	4,964.00		-1,679.90
Bill	12/30/2022	12/3...	Guzman Landscaping	Inv. 12/30/22		300.00	-1,979.90
Bill	12/30/2022	TA...	Otis Elevator Company	Inv.TAO34593001		583.50	-2,563.40
<b>Total 202 · Accounts payable</b>					<b>73,068.23</b>	<b>66,604.88</b>	<b>-2,563.40</b>
<b>203 · Accrued expenses</b>							-11,330.71
Gener...	12/01/2022	150...		accrue expenses	6,227.50		-5,103.21
Gener...	12/01/2022	150...		accrue expenses	3,193.96		-1,909.25
Gener...	12/01/2022	151...		accrue expenses	1,909.25		0.00
Gener...	12/31/2022	1518		accrue expenses		3,049.35	-3,049.35
Gener...	12/31/2022	1519		accrue expenses		5,813.94	-8,863.29
Gener...	12/31/2022	1520		accrue expenses		3,054.80	-11,918.09
<b>Total 203 · Accrued expenses</b>					<b>11,330.71</b>	<b>11,918.09</b>	<b>-11,918.09</b>
<b>206 · Prepaid assessments</b>							-18,541.73
Gener...	12/01/2022	1503		Set up prepaid		21,265.73	-39,807.46
Gener...	12/01/2022	1503		Reverse prepaid	18,541.73		-21,265.73
<b>Total 206 · Prepaid assessments</b>					<b>18,541.73</b>	<b>21,265.73</b>	<b>-21,265.73</b>
<b>207 · Prepaid special assessment</b>							-75.20
Gener...	12/01/2022	1503		Set up prepaid S/A		75.20	-150.40
Gener...	12/01/2022	1503		Reverse prepaid S/A	75.20		-75.20
<b>Total 207 · Prepaid special assessment</b>					<b>75.20</b>	<b>75.20</b>	<b>-75.20</b>
<b>210 · Security Deposit</b>							-64,870.00
2101008 · Unit 1008							-500.00
<b>Total 2101008 · Unit 1008</b>							<b>-500.00</b>
2101101 · Unit-1101							-500.00
<b>Total 2101101 · Unit-1101</b>							<b>-500.00</b>
<b>210 · Security Deposit - Other</b>							-63,870.00
Check	12/14/2022	8970	Miguel Coello	03/22/18,CK369 Unit PH7 Security ...	500.00		-63,370.00
Deposit	12/28/2022	1053	Deposit	Nuray Tkcan Arik 2351 Douglas Rd ...		500.00	-63,870.00
<b>Total 210 · Security Deposit - Other</b>					<b>500.00</b>	<b>500.00</b>	<b>-63,870.00</b>
<b>Total 210 · Security Deposit</b>					<b>500.00</b>	<b>500.00</b>	<b>-64,870.00</b>
<b>212 · Insurance payable</b>							-715.20
Gener...	12/01/2022	1511		adjust insurance payable	715.20		0.00
Gener...	12/20/2022	1512		set up insurance		296,588.93	-296,588.93
<b>Total 212 · Insurance payable</b>					<b>715.20</b>	<b>296,588.93</b>	<b>-296,588.93</b>
<b>271 · Fund balance - reserves</b>							-253,178.82
271.02 · Street sealing-pavement							-3,999.70
<b>Total 271.02 · Street sealing-pavement</b>							<b>-3,999.70</b>
271.08 · Pool							-6,291.32
<b>Total 271.08 · Pool</b>							<b>-6,291.32</b>
271.11 · Lobby Furniture							-8,000.03
<b>Total 271.11 · Lobby Furniture</b>							<b>-8,000.03</b>
271.12 · Generator							-15,866.97
<b>Total 271.12 · Generator</b>							<b>-15,866.97</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month  
As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
271.13 · Painting/Interior							-5,981.12
Total 271.13 · Painting/Interior							-5,981.12
271.15 · Pool furniture							-821.80
Total 271.15 · Pool furniture							-821.80
271.16 · Flooring							-4,064.96
Total 271.16 · Flooring							-4,064.96
271.17 · Awning							-14,360.29
Total 271.17 · Awning							-14,360.29
271.18 · Garage Gate							-829.50
Total 271.18 · Garage Gate							-829.50
271.27 · HVAC							-2,020.12
Total 271.27 · HVAC							-2,020.12
271.28 · Pooled reserves							-189,784.92
Gener...	12/01/2022	1503		Set up prepaid		7,500.00	-197,284.92
Bill	12/01/2022	TA...	Otis Elevator Company	100% Down payment Proposal# QT...	17,500.00		-179,784.92
Bill	12/15/2022	002...	Florida Pumps Solution Corp	Domestic water pumps system	2,414.00		-177,370.92
Bill	12/30/2022	TA...	Otis Elevator Company	Inv.TAO34593001	583.50		-176,787.42
Gener...	12/31/2022	1517		voiding check 8933 11/2/22 per mgm		7,236.73	-184,024.15
Total 271.28 · Pooled reserves					20,497.50	14,736.73	-184,024.15
271.85 · Interest income							-1,248.09
Deposit	12/30/2022		Interest	Deposit		32.27	-1,280.36
Total 271.85 · Interest income					0.00	32.27	-1,280.36
271.86 · Bank Charges - reserves							90.00
Total 271.86 · Bank Charges - reserves							90.00
Total 271 · Fund balance - reserves					20,497.50	14,769.00	-247,450.32
274.1 · Fund balance - operating							-133,193.35
Total 274.1 · Fund balance - operating							-133,193.35
301 · Maintenance assessments							-261,900.00
Gener...	12/01/2022	1503		Monthly assesment		52,380.00	-314,280.00
Total 301 · Maintenance assessments					0.00	52,380.00	-314,280.00
310 · Screening fees							-1,000.00
Total 310 · Screening fees							-1,000.00
315 · Late charges							-660.00
Gener...	12/01/2022	1503		Late charge		150.00	-810.00
Total 315 · Late charges					0.00	150.00	-810.00
320 · Interest							-49.99
Deposit	12/30/2022			Interest		5.64	-55.63
Deposit	12/31/2022			Interest		2.73	-58.36
Total 320 · Interest					0.00	8.37	-58.36
334 · Parking space & Storage rental							-2,440.00
Total 334 · Parking space & Storage rental							-2,440.00
335 · Gate cards							-550.00
Total 335 · Gate cards							-550.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>340 · Other income</b>							-2,339.05
Deposit	12/13/2022			Paypal Transfer		764.32	-3,103.37
Deposit	12/28/2022	556		Application Fee Unit 909		100.00	-3,203.37
Deposit	12/28/2022	1188		Storage Unit 706		270.00	-3,473.37
Deposit	12/28/2022	1055		Acces remote - Nuray Tokcan		100.00	-3,573.37
Deposit	12/28/2022	1054		Application Fee Unit 803		100.00	-3,673.37
Deposit	12/28/2022	154		Access control		50.00	-3,723.37
Deposit	12/28/2022	555		Viz pin Samart for guest Unit 909		50.00	-3,773.37
Deposit	12/28/2022	1026		Ecces Control Unit 1010 Nikki		50.00	-3,823.37
Deposit	12/28/2022	1539		Viz pin Access Unit 906 Clara elena...		50.00	-3,873.37
Deposit	12/28/2022	662...		Application fee Unit 1208		100.00	-3,973.37
Deposit	12/28/2022	662...		Acces device Unit 1208		250.00	-4,223.37
<b>Total 340 · Other income</b>					<b>0.00</b>	<b>1,884.32</b>	<b>-4,223.37</b>
<b>1 · Administrative Expenses</b>							27,902.71
<b>505 · Accounting</b>							2,500.00
Bill	12/01/2022	21223	Padron, Montoro & Hartney, LLP	December/22	500.00		3,000.00
Bill	12/28/2022	21321	Padron, Montoro & Hartney, LLP	January 2023	500.00		3,500.00
Gener...	12/31/2022	1521		prepaid expenses		500.00	3,000.00
<b>Total 505 · Accounting</b>					<b>1,000.00</b>	<b>500.00</b>	<b>3,000.00</b>
<b>515 · Office expenses</b>							0.00
Bill	12/12/2022	1932	Grove Properties LLC	Reimbursement Catering & Publix	500.00		500.00
<b>Total 515 · Office expenses</b>					<b>500.00</b>	<b>0.00</b>	<b>500.00</b>
<b>522 · Bank Charges</b>							650.00
Check	12/15/2022		Maintenance Fee		65.00		715.00
Check	12/20/2022		Service Charge		65.00		780.00
<b>Total 522 · Bank Charges</b>					<b>130.00</b>	<b>0.00</b>	<b>780.00</b>
<b>525 · Miscellaneous</b>							2,397.24
Deposit	12/05/2022		DoorLoop	Doorloop		45.00	2,352.24
<b>Total 525 · Miscellaneous</b>					<b>0.00</b>	<b>45.00</b>	<b>2,352.24</b>
<b>540 · Legal</b>							3,900.00
<b>Total 540 · Legal</b>							<b>3,900.00</b>
<b>545 · Licenses &amp; permits</b>							1,293.90
Bill	12/14/2022	401...	City of Miami	BE02- Traction passenger elevator ...	403.50		1,697.40
<b>Total 545 · Licenses &amp; permits</b>					<b>403.50</b>	<b>0.00</b>	<b>1,697.40</b>
<b>546 · Licenses - Fla. condo fee</b>							180.00
Gener...	12/07/2022	1504		prepaid expenses	36.00		216.00
<b>Total 546 · Licenses - Fla. condo fee</b>					<b>36.00</b>	<b>0.00</b>	<b>216.00</b>
<b>550 · Management Services</b>							15,000.00
Bill	12/12/2022	1931	Grove Properties LLC	January 2023	3,000.00		18,000.00
Bill	12/14/2022	1929	Grove Properties LLC	December 2022	3,000.00		21,000.00
Gener...	12/31/2022	1513		prepaid expenses		3,000.00	18,000.00
<b>Total 550 · Management Services</b>					<b>6,000.00</b>	<b>3,000.00</b>	<b>18,000.00</b>
<b>582 · Postage &amp; printing</b>							1,791.57
Bill	12/12/2022	1933	Grove Properties LLC	Reimbursement signs for basement	155.44		1,947.01
<b>Total 582 · Postage &amp; printing</b>					<b>155.44</b>	<b>0.00</b>	<b>1,947.01</b>
<b>592 · Screening service</b>							190.00
<b>Total 592 · Screening service</b>							<b>190.00</b>
<b>Total 1 · Administrative Expenses</b>					<b>8,224.94</b>	<b>3,545.00</b>	<b>32,582.65</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.  
 General Ledger - Month  
 As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>2 · Insurance</b>							64,930.14
<b>615.01 · Insurance - Property/Liability</b>							62,440.83
Gener...	12/01/2022	1503		Amort Insurance	16,918.63		79,359.46
Gener...	12/01/2022	1511		adjust insurance payable		715.20	78,644.26
<b>Total 615.01 · Insurance - Property/Liability</b>					<b>16,918.63</b>	<b>715.20</b>	<b>78,644.26</b>
<b>615.02 · Insurance - D &amp; O</b>							0.00
Gener...	12/01/2022	1503		Amort Insurance	0.00		0.00
<b>Total 615.02 · Insurance - D &amp; O</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>615.04 · Insurance - Crime</b>							0.00
Gener...	12/01/2022	1503		Amort Insurance	0.00		0.00
<b>Total 615.04 · Insurance - Crime</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>615.07 · Insurance-Umbrella</b>							891.99
Gener...	12/01/2022	1503		Amort Insurance	184.74		1,076.73
<b>Total 615.07 · Insurance-Umbrella</b>					<b>184.74</b>	<b>0.00</b>	<b>1,076.73</b>
<b>615.09 · Insurance-Boiler &amp; Machinery</b>							1,338.75
Gener...	12/01/2022	1503		Amort Insurance	274.48		1,613.23
<b>Total 615.09 · Insurance-Boiler &amp; Machinery</b>					<b>274.48</b>	<b>0.00</b>	<b>1,613.23</b>
<b>615.11 · Workers Compensation</b>							258.57
Gener...	12/01/2022	1503		Amort Insurance	50.99		309.56
<b>Total 615.11 · Workers Compensation</b>					<b>50.99</b>	<b>0.00</b>	<b>309.56</b>
<b>Total 2 · Insurance</b>					<b>17,428.84</b>	<b>715.20</b>	<b>81,643.78</b>
<b>3 · Utilities</b>							50,075.57
<b>585 · Telephone</b>							2,673.07
Bill	12/14/2022	1930	Grove Properties LLC	Reimbursement ATT online payment	92.48		2,765.55
Check	12/21/2022	ACH	Comcast		504.80		3,270.35
<b>Total 585 · Telephone</b>					<b>597.28</b>	<b>0.00</b>	<b>3,270.35</b>
<b>610 · Electricity</b>							18,914.14
Gener...	12/01/2022	150...		Reverse of GJE 1507 -- accrue exp...		3,193.96	15,720.18
Bill	12/05/2022	FPL...	ECS Business Services	FPLGablesTerra331 12/05/2022	168.00		15,888.18
Check	12/13/2022	ACH	FPL	11/02-12/02/2022	3,154.36		19,042.54
Gener...	12/31/2022	1518		accrue expenses	3,049.35		22,091.89
<b>Total 610 · Electricity</b>					<b>6,371.71</b>	<b>3,193.96</b>	<b>22,091.89</b>
<b>690 · Waste removal</b>							10,118.04
Bill	12/05/2022	Wa...	ECS Business Services	Waste Connections 12/01/2022-12/...	568.72		10,686.76
Check	12/13/2022	ACH	Waste Connections of Florida	Acct 96110-50130 11/02-12/02/22	0.00		10,686.76
Check	12/13/2022	ACH	Waste Connections of Florida	Statement information	93.00		10,779.76
Check	12/29/2022	ACH	Waste Connections of Florida	Statement information	1,621.56		12,401.32
<b>Total 690 · Waste removal</b>					<b>2,283.28</b>	<b>0.00</b>	<b>12,401.32</b>
<b>695 · Water &amp; sewer</b>							18,370.32
Gener...	12/01/2022	150...		Reverse of GJE 1506 -- accrue exp...		6,227.50	12,142.82
Check	12/14/2022	ACH	Miami-Dade Water And Sewer ...	10/14-11/15/2022	3,791.29		15,934.11
Check	12/14/2022	ACH	Miami-Dade Water And Sewer ...	10/14-11/15/2022	240.51		16,174.62
Check	12/14/2022	ACH	Miami-Dade Water And Sewer ...	10/14-11/15/2022	12.65		16,187.27
Gener...	12/31/2022	1519		accrue expenses	5,813.94		22,001.21
<b>Total 695 · Water &amp; sewer</b>					<b>9,858.39</b>	<b>6,227.50</b>	<b>22,001.21</b>
<b>Total 3 · Utilities</b>					<b>19,110.66</b>	<b>9,421.46</b>	<b>59,764.77</b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of December 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>4 · Property Expenses</b>							75,179.53
<b>604 · Security/ Concierge</b>							51,607.73
Gener...	12/01/2022	151...		Reverse of GJE 1510 -- accrue exp...		1,909.25	49,698.48
Bill	12/23/2022	12667	DDCA Security Inc	12/10/22 TO 12/23/22	4,964.00		54,662.48
Gener...	12/31/2022	1520		accrue expenses	3,054.80		57,717.28
<b>Total 604 · Security/ Concierge</b>					<b>8,018.80</b>	<b>1,909.25</b>	<b>57,717.28</b>
<b>608 · Elevator service</b>							7,384.16
Bill	12/13/2022	IN2...	ATIS Elevator Inspections, LLC	Annual Inspection	500.00		7,884.16
<b>Total 608 · Elevator service</b>					<b>500.00</b>	<b>0.00</b>	<b>7,884.16</b>
<b>613 · Fire alarm service</b>							1,128.89
<b>Total 613 · Fire alarm service</b>							<b>1,128.89</b>
<b>614 · Generator/Fire Pump Maint.</b>							1,195.60
<b>Total 614 · Generator/Fire Pump Maint.</b>							<b>1,195.60</b>
<b>625 · Lawn maintenance</b>							1,365.00
Bill	12/30/2022	12/3...	Guzman Landscaping	Maintenance	300.00		1,665.00
<b>Total 625 · Lawn maintenance</b>					<b>300.00</b>	<b>0.00</b>	<b>1,665.00</b>
<b>626 · Maintenance Service</b>							6,848.00
Bill	12/01/2022	0087	KJW Enterprizes, Inc.	11/01-11/30/2022	1,647.80		8,495.80
Bill	12/14/2022	0086	KJW Enterprizes, Inc.	10/01-10/31/2022	1,701.30		10,197.10
Bill	12/15/2022	0088	KJW Enterprizes, Inc.	12/01-12/31/2022	1,776.20		11,973.30
<b>Total 626 · Maintenance Service</b>					<b>5,125.30</b>	<b>0.00</b>	<b>11,973.30</b>
<b>665 · Pest Control</b>							721.00
Bill	12/01/2022	178...	Care Pest Solutions	Perimeter power spray service	55.00		776.00
Bill	12/15/2022	178...	Care Pest Solutions	Monthly	111.00		887.00
Bill	12/27/2022	179...	Care Pest Solutions	Monthly	111.00		998.00
<b>Total 665 · Pest Control</b>					<b>277.00</b>	<b>0.00</b>	<b>998.00</b>
<b>667 · HVAC Service</b>							1,080.00
<b>Total 667 · HVAC Service</b>							<b>1,080.00</b>
<b>670 · Pool service</b>							2,849.15
Bill	12/01/2022	2025	Largaespada Pool Service Inc.	December service	465.00		3,314.15
<b>Total 670 · Pool service</b>					<b>465.00</b>	<b>0.00</b>	<b>3,314.15</b>
<b>650.7 · Bonuses</b>							1,000.00
Check	12/14/2022	8966	Rodolfo Espinel	Quarterly Bonus	600.00		1,600.00
Check	12/14/2022	8966	Rodolfo Espinel	Holiday Bonus	600.00		2,200.00
Check	12/15/2022	8979	Alejandro Traval	Quarterly bonus & Holiday bonus	800.00		3,000.00
<b>Total 650.7 · Bonuses</b>					<b>2,000.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>Total 4 · Property Expenses</b>					<b>16,686.10</b>	<b>1,909.25</b>	<b>89,956.38</b>
<b>6 · Repairs and Maintenance</b>							24,270.37
<b>675.02 · Repairs - electrical</b>							1,225.00
<b>Total 675.02 · Repairs - electrical</b>							<b>1,225.00</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month  
As of December 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>675.03 · Repairs - general</b>							18,673.32
Bill	12/01/2022	6308	BioResponse Corp	Water Mitigation Hallways Unit 511-...	4,955.50		23,628.82
Bill	12/01/2022	6308	BioResponse Corp	Water Mitigation unit 511 07/27/2022	1,884.30		25,513.12
Bill	12/01/2022	6308	BioResponse Corp	Water Mitigation unit 611 07/27/2022	2,191.30		27,704.42
Bill	12/01/2022	6308	BioResponse Corp	Water Mitigation Unit 711 07/27/2022	2,191.30		29,895.72
Bill	12/01/2022	6308	BioResponse Corp	Water Mitigation Unit 811 07/27/2022	2,191.30		32,087.02
Bill	12/01/2022	6308	BioResponse Corp	Water Mitigation Unit 911 07/27/2022	1,984.30		34,071.32
Bill	12/01/2022	6308	BioResponse Corp	Adjustment		1,044.96	33,026.36
Bill	12/06/2022	202...	Southern Chute, Inc	Replaced 1 Hodraulic closer on floo...	310.00		33,336.36
Bill	12/07/2022	000...	Unlimited Property Renovations ...	Unit PH-3 & 1203 Drywall repair, 5...	1,175.00		34,511.36
Bill	12/14/2022	477...	JM EXERCISE EQUIPMENT S...	Inv : 477840 11/22/2022	160.00		34,671.36
Bill	12/14/2022	5717	Quickly Miami Locksmith	New trim for pnic bar	1,679.90		36,351.26
Bill	12/15/2022	003...	MME Group Enterprise Inc.	Pressure Clean	4,000.00		40,351.26
<b>Total 675.03 · Repairs - general</b>					<b>22,722.90</b>	<b>1,044.96</b>	<b>40,351.26</b>
<b>675.05 · Landscaping.</b>							337.05
<b>Total 675.05 · Landscaping.</b>							<b>337.05</b>
<b>675.10 · Garage Gate</b>							2,175.00
<b>Total 675.10 · Garage Gate</b>							<b>2,175.00</b>
<b>675.15 · Repairs- HVAC</b>							1,860.00
<b>Total 675.15 · Repairs- HVAC</b>							<b>1,860.00</b>
<b>675.93 · Carpet Cleaning</b>							0.00
Bill	12/02/2022	13291	Rugsies Cleaners	Sofa wet clean, carpet	3,478.00		3,478.00
<b>Total 675.93 · Carpet Cleaning</b>					<b>3,478.00</b>	<b>0.00</b>	<b>3,478.00</b>
<b>Total 6 · Repairs and Maintenance</b>					<b>26,200.90</b>	<b>1,044.96</b>	<b>49,426.31</b>
<b>720 · Reserve transfers</b>							37,500.00
Gener...	12/01/2022	1503		Monthly reserves	7,500.00		45,000.00
<b>Total 720 · Reserve transfers</b>					<b>7,500.00</b>	<b>0.00</b>	<b>45,000.00</b>
<b>TOTAL</b>					<b>706,353.11</b>	<b>706,353.11</b>	<b>0.00</b>